



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: 103rd Avenue Apartments
Tim Ramm, Providence Group

LOCATION OF PROPOSAL: 1019 103rd Avenue NE

DESCRIPTION OF PROPOSAL: Proposal to construct a 6-story residential building with 175 units over two levels of parking.

FILE NUMBERS: 13-115778-LD

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on November 21, 2013.
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Carol V. Helling
Environmental Coordinator

11/7/13
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: **103rd Avenue Apartments**

Proposal Address: 1019 3rd Avenue

Proposal Description: Proposal to construct a six-story residential building with 175 residential units over two levels of underground parking, located in Perimeter Subdistrict 'B' within the DNTN-MU (Downtown Mixed Use) land use district.

File Number: **13-115778-LD**

Applicant: Newport Equities, LLC, Tim Ramm

Decisions Included: Process II, Combined Design Review Decision and SEPA Determination

Planner: Sally Nichols

State Environmental Policy Act Threshold Determination: Determination of Non-significance (DNS)

Carol V. Helland
Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: Carol V. Helland
Carol V. Helland, Land Use Director

Date of Application: May 29, 2013
Notice of Application: July 3, 2013
Public Meeting: July 23, 2013
Decision: November 7, 2013
Appeal Deadline: November 21, 2013
Design Review Expiration: November 21, 2015

For information on how to appeal a proposal, visit the Development Services Center at City Hall, 450 110th Avenue NE, or call (425) 452-6800. Comments on State Environmental Act Determinations can be made with or without appealing the proposal within the noted comment period for the SEPA determination. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for appeal of the decision.

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I. REQUEST/PROPOSAL DESCRIPTION

The applicant requests Design Review approval for a multi-family residential building comprised of 175 residential units and two stories of underground parking with 180 stalls. The site is located in the DNTN-MU (Downtown – Mixed Use) Land Use District and is also within Subdistrict 'B' of the Downtown Perimeter Design District.



A. Site Design

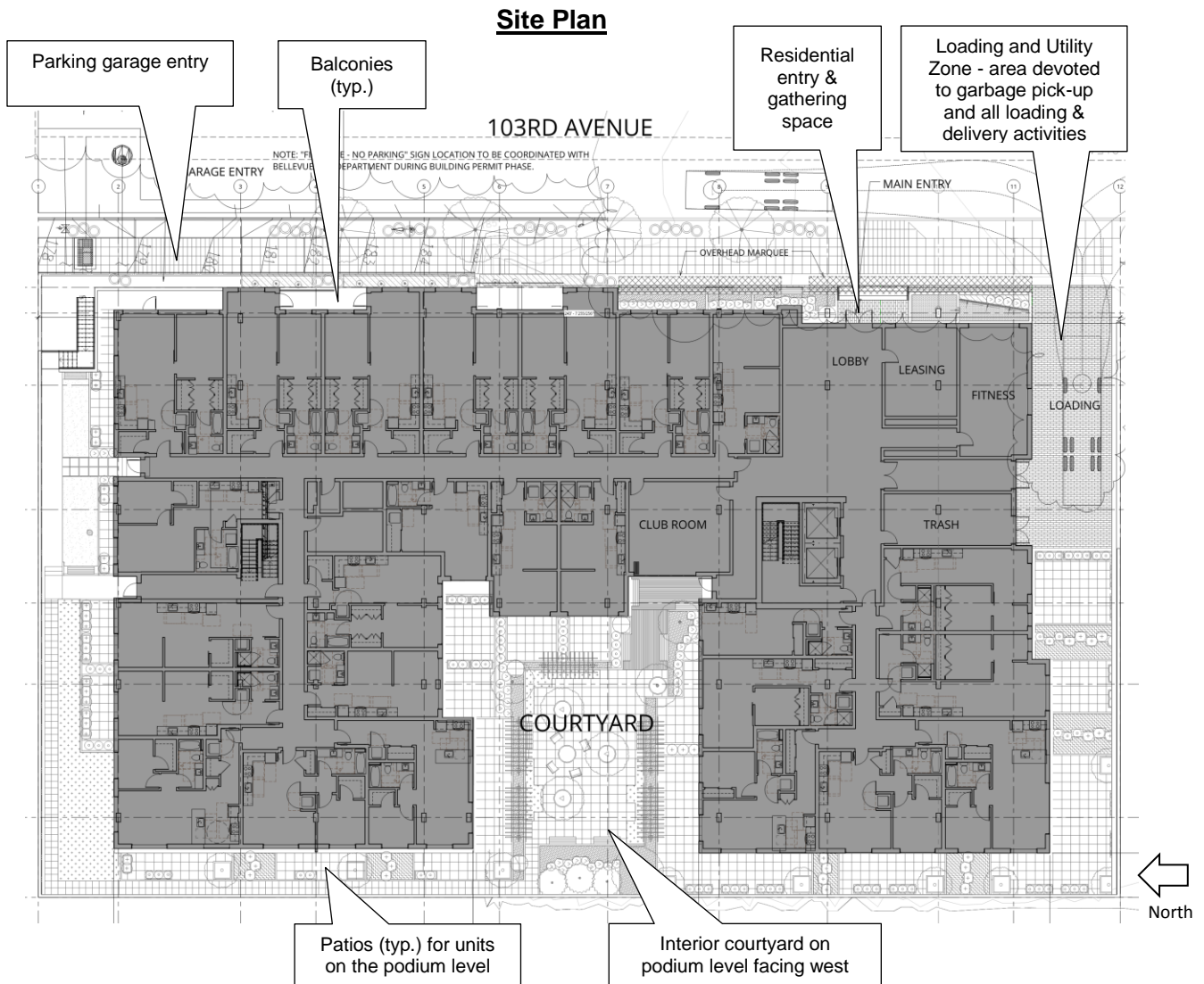
The proposal is for development on an under-utilized site in the northwestern corner of the Downtown. The street frontage will be on 103rd Avenue NE. This is a dead-end street that also provides the only access to a parking lot for the employees at the Post Office site, which lies directly to the north at the end of the street.

The pedestrian streetscape along 103rd Avenue NE will include a continuous 4-foot wide planting strip along the curb and an 8-foot wide sidewalk. Currently there are no sidewalks in front of the project site. The pedestrian experience will also be enhanced along the building with a fountain at the building entry, marquees, street trees, plantings at the base of the building wall, and a decorative screen element attached to this wall. Street furniture will include benches, seat walls, and street lighting. Eventually, when the adjacent property to the north is redeveloped, this site will be part of a larger pedestrian connection that will connect NE 12th Street with NE 10th Street and the rest of the Downtown.

The private vehicular access to the parking garage will be off 103rd Avenue NE at the northeast corner of the building. The loading and utility zone, which is designed to

handle all loading for the site including garbage pick-up and moving activities, will be located between the southern property line and the southern facade of the building. This space will also be accessed off 103rd Avenue NE. No loading, including that associated with moving, will be allowed to take place on 103rd Avenue NE or within the public right-of-way. Solid waste and recycling will be stored in a trash room that will open out onto this loading zone. Trash receptacles will be moved from the trash room to the loading area on trash day and moved back into the room immediately after pick-up.

The building itself has been designed in a “U”-shape to take advantage of the western sun exposure. On the podium level, there will be a west-facing, shared courtyard in the middle of the “U” that is designed for the use of building residents. Private patios will be located around the south, west and north sides of the building on the podium level and a majority of the remaining units will have balconies. A rooftop terrace will provide additional open space for the use of the residents.



B. Building Design

The proposed building will be six-stories tall over two-levels of parking. There will be 175 units and 180 parking stalls. The residential units will be a combination of studios and one-bedroom apartments.

On the western façade, the opening in the “U” shape has been designed for maximum solar exposure and visual interest. The eastern façade of the building along 103rd Avenue NE will present a modern, urban face to the street that will be activated by pedestrians, unit patios and balconies, and an interplay of building materials, color, and articulation. This level of interest will be carried around to all of the building elevations, making the building interesting to view from all directions and adjacent properties.

In addition to the courtyard on the western side of the project, there will also be a roof top terrace, which will include amenities such as a BBQ, double-sided fireplace with seating, a food-preparation area, and landscaping. The design of this terrace, including the treatment of the walls on the elevator and stairway penthouse, further helps to soften the hard edge of the roof. All of the penthouses on the roof now appear to an integral part of the overall building design.



Front Entry



The main pedestrian access at the southeast corner of the building will be set back from the public sidewalk and will be enhanced with landscape planters, a water feature, benches, marquees that will provide weather protection, and

a signature architectural building element at the southeast corner composed of a perforated metal screen and identifying project signage.

The building exterior will be composed of urban materials, including metal panels, a bio-composite, sustainable cladding material, cementitious panels, wood composite panels, and cast-in-place concrete. There will be an aluminum storefront window system at the building entry and the common areas, and colored vinyl window frames and doors on all living units. Balconies will have painted metal railings and wood soffits. The colors, as expressed in the graphic below, will be a mix of white, rust and brown earthtone colors.

Building Materials and Colors



Building Elevations



East Elevation



North Elevation



West Elevation



South Elevation

C. Process

Design Review for Downtown proposals is required by Land Use Code (LUC) 20.25A.010.C. The Design Review and SEPA Threshold Determination are both Process II decisions. Process II is an administrative process. The Environmental Coordinator issues the SEPA Threshold Determination and the Director of Development Services issues the Design Review decision. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner.

II. SITE DESCRIPTION, ZONING, & CONTEXT

A. Site Description (Existing)

The project site is currently composed of two separate parcels. Older, one-story industrial buildings housing commercial uses are located on each parcel and both are accessed off 103rd Avenue NE. The northern parcel also has a surface parking lot. There are no sidewalks along the entire western side of 103rd Avenue NE.

Aerial Photograph – Existing Conditions



103rd Avenue NE is a dead-end public street that also provides access to the Post Office site to the north and to the back side of the Bellgate Plaza retail center to the east. There currently is on-street parking along the eastern side of the street only. This parking will remain and no street parking will be allowed along the western (project) side of the street.

There is a moderate slope running across both lots, with a high point along the southern property line and a low point along the northern property line. The change in grade is approximately 11 feet.

For the purposes of this report, both parcels will be referred to as the “site.” A Boundary Line Adjustment (BLA) will be required prior to issuance of the building permit to combine the two parcels into one building lot. **Refer to Condition of Approval regarding the boundary line adjustment in Section XI of this report.**

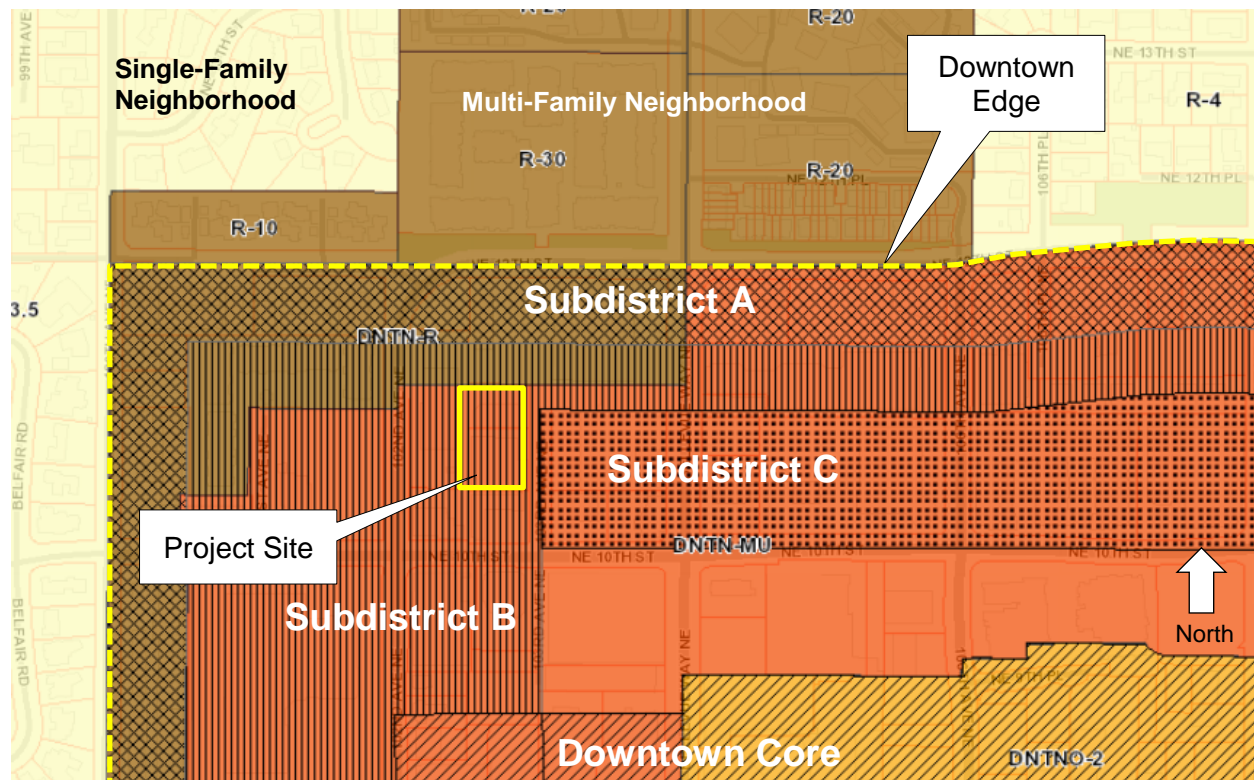
Aerial Photograph – Looking West



B. Site Zoning

A site zoning map is provided below. The site is zoned Downtown-MU (Mixed Use) and located in Subdistrict 'B' of the Downtown Perimeter Design District. The site was rezoned in 1981 through Ordinance 3013 to implement the 1979 Downtown Subarea Plan Map. The Perimeter Design District was initially adopted in 1985 (Ord. 3553) and amended in 1991 (Ords. 4235 & 4268). The proposed residential use is permitted use in Subdistrict 'B' of the Downtown-MU zone.

Land Use Districts



C. Site Context

The proposed site fronts 103rd Avenue NE and it does not have a streetscape designation per the LUC's Design Guidelines Building/Sidewalk Relationships (DG-B/SR). The surrounding properties to the east, west, south, and north are all located in the same land use district, DNTN-MU (Downtown – Mixed Use) - Subdistrict 'B'. Specific uses on the surrounding properties are as follows (also refer to aerial photograph on page 9):

- North:** DNTN-R, Subdistrict 'A', post office surface parking lot
- East:** DNTN-MU, Subdistrict 'C'; currently back side of a 1-story retail center
- West:** DNTN-MU, Subdistrict 'B', 2-story Quest building with surface parking
- South:** DNTN-MU, Subdistrict 'B', 1-story retail building with surface parking

III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

The proposed residential use is permitted in the Downtown-MU, Perimeter Design District, Subdistrict 'B'.

2. Dimensional Requirements

The dimensional/area requirements that apply in DNTN-MU, Subdistrict 'B', are listed below where the proposal is evaluated for consistency.

Table 1: Dimensional Requirements

Item	Permitted/Required	Proposed	Comments/Conditions
Project Limit	No minimum	34,223 SF	Located in DNTN-MU, Perimeter Design Dist. B
Building Height	90 FT – measured from average <i>finished</i> grade Ave. finish grade: 184.29 FT Roof: 252.25 FT	Approx. 68' FT (plus approx. 16'-9" FT for rooftop mechanical)	Measured from average finish grade to the rooftop excluding 15-FT allowed for rooftop mechanical equip. Roof & mechanical penthouses well below 90 FT + 15 FT allowed. LUC 20.25A.090 & 20.50.012 Meets requirement.
Building Coverage	75% 25,667 SF	73% 25,105 SF	LUC 20.25A.090.D and LUC 20.25A.020.B.5 Meets requirement.
Floor Area Ratio (FAR)	Residential: 2.0 Min. 5 Max.	3.37	Meets requirements through FAR Amenity Incentive System. Refer to Section III.B below.
Total GSF for FAR	Maximum: 171,115 SF	115,396 SF	Meets the criteria of LUC 20.25A.020.B.3 and LUC 20.25A.115 Note per LUC 20.50.022 , GFA <u>excludes</u> vent shafts, stairwells, parking, mechanical areas, outdoor courts and balconies.
Floor Area per Floor Above 40 Feet	20,000 GSF/FLR* *Floorplates on residential building may be increased by 10%.	22,000 GSF/FLR	Exceptions are allowed per LUC 20.25A.020.B.1. c Additional 2,000 SF on top 2 floors only to maintain consistent floor plates and corridors, and an interesting and articulated building mass in a "U" shape. Meets requirement.
Setbacks – Building less than 75 feet	<u>Front</u> : 103 rd Ave. NE = 0/20 FT* <u>Rear</u> : Western property line = 0/20 FT* <u>Sides</u> : Northern & southern property lines = 0/20 FT*	<u>Front</u> : 3 FT <u>Rear</u> : 0 FT <u>Sides</u> : North – 0 FT South – 0 FT Note: Building is less than 70 FT high	* LUC 20.25A.020 Footnote (25) - 20' setbacks apply only if building over 75 FT Meets requirement

Item	Permitted/Required	Proposed	Comments/Conditions
Refuse & Recycling Residential: Retail:	Required: 1.5 SF/unit @ 160 units = 240 SF 5 SF/1000 SF with 10,594 SF POF = 53 SF Total Min. Area Required: 293 SF	Provided: 923 SF trash room, exceeding minimum by 630 SF.	LUC 20.20.725 Meets requirement. Republic Services has reviewed the plans and provided written support for the size of and the access to the refuse and recycling area. Refer to letter from Republic Services dated Nov. 7, 2012 in the project file
Sidewalk Width	103rd Ave. NE: 12.5 FT (includes 4 FT planting strip & 6" curb)	12.5 FT (8 FT sidewalk, 4 FT planting strip & 6" curb)	LUC 20.25A.060 Meets requirement
Landscaping - Street Tree Caliper & Species	103rd Ave. SE: No specific species required 3" Caliper	4 Ft- wide planting strip with street trees, shrubs, groundcover, and irrigation Street Tree proposed: Ginkgo biloba 'The President' – species determined on recommendation of Park Department	LUC 20.25A.060.B, Plate B Street Tree Map Meets requirement <u>Refer to Conditions of Approval regarding the final landscape plan, planting strip/right-of-way irrigation, planting in right-of-way/streetscape, street trees, landscape installation and maintenance assurance devices, and maintenance agreement with the Parks Dept. in Section XI of this report.</u>
Parking Residential Parking – 175 units Compact Stalls	Min.1/unit: 175 Max. 2/unit: 350 No Compact stalls required. Up 65% of required parking stalls may be compact	180 Stalls (5 more than minimum) 97 compact stalls = 54%	Meets requirements LUC 20.25A.050 Meets LUC 20.25A.050.F.2
Loading Area/Refuse Collection Area	One 10 FT x 55 FT dedicated loading space	One 20 FT x 60 FT (approx.) dedicated loading & refuse pick-up area along southern property line – accessed off 103 rd Avenue NE	Meets requirement <u>Refer to Condition of Approval regarding provisions for loading and solid waste/recycling containers in Section XI of this report.</u>

B. Special Requirements

Floor Area Ratio (FAR) and Amenity Incentive System Requirements

Table 2: Bonus Amenity Area Earned

Project Area (Site) in DNTN-MU		34,223 SF
Project Gross Floor Area (GFA) Proposed		115,396 SF
BASIC Permitted Floor Area (FAR) for <i>Residential DNTN-MU</i>		68,446 SF
Basic Residential FAR (2.0) X Project Area		$2.0 \times 34,223 \text{ SF} = 68,446 \text{ SF}$
MAXIMUM Permitted Floor Area (FAR) for <i>Residential DNTN-MU</i>		221,323 SF
Maximum Residential FAR (5) X Project Area		$5 \times 34,223 \text{ SF} = 221,323 \text{ SF}$
BASIC FAR	BASIC FAR Amenity Required	3,422 SF
	Basic Non-Residential FAR (.5) x 20% of the Project Area	$0.5 \times (0.2 \times 34,223) = 3,422 \text{ SF} *$ * 3,422 "buys" 68,446 SF
	BASIC FAR Amenity Earned (See Table 4 below)	3,480 SF $3,480 > 3,422 \text{ SF}$ – Meets requirement of LUC 20.25A 020.C
	Excess BASIC	58 SF $3,480 \text{ SF} - 3,422 \text{ SF} = 58 \text{ SF}$
Non-BASIC FAR	NON-BASIC Earned (see Table 4 below)	302,108 SF
	Remaining NON-BASIC FAR Amenity to Earn	46,950 SF
	GFA – Basic Permitted FAR of 2.0	$115,396 \text{ SF} - 68,446 \text{ SF}$
	Remaining FAR Available after BASIC	302,166 SF
Excess BASIC Points + NON-BASIC Earned		$58 \text{ SF} + 302,108 \text{ SF} = 302,166 \text{ SF}$ $302,166 \text{ SF} > 46,950 \text{ SF}$ – Meets requirement of LUC 20.25A.030
Total FAR Amenity Earned BASIC FAR Amenity Earned + NON-BASIC FAR Amenity Earned		305,588 SF (Refer to Table 4 below) $3,480 \text{ SF} + 302,108 \text{ SF} = 305,588 \text{ SF}$
Excess FAR Amenity Earned (Total FAR Earned – BASIC FAR Amenity Required – Remaining FAR Amenity to Earn)		255,216 SF $305,588 \text{ SF} - 3,422 \text{ SF} - 46,950 \text{ SF} = 255,216 \text{ SF}$

- a. **BASIC FAR:** The BASIC FAR requirement equals: 20% of the project limit in square feet (SF) multiplied by the BASIC FAR permitted for a non-residential building in the DNTN-MU, Subdistrict B: $(0.2 \times 34,223 \text{ SF}) \times 0.5 = 3,422 \text{ SF}$. The amount of BASIC FAR Amenity Earned is 3,480 SF (see Table 3 below). This amount exceeds the minimum BASIC requirement of 3,422 SF by 58 SF.

- b. NON-BASIC FAR: In order to develop to the proposed FAR of 3.37, the total amount of points (BASIC and NON-BASIC) required is 50,372 SF (3,422 SF + 46,950 SF). The proposed amenity package has earned a total of 305,588 SF of FAR amenity points as shown in Table 3 below. There will be an overall excess of 255,216 SF and the proposal meets all FAR amenity requirements.

Table 3: FAR BONUS AMENITIES

Amenity		Units of Measure	Bonus Ratio	Bonus Floor Area Earned	How it Meets the Design Criteria & Benefits the Public
BASIC Amenities	Water Feature	Per \$100 of value	8:1	2,240 (Value = \$28,000)	The space is visually and physically connected to Main Street and the corners at 105 th and 106 th Avenues NE
	Marquees	620 SF	2:1	1,240 (620 x 2)	Height varies, but is less than 12 FT & is coordinated with the building design
	Sub-Total BASIC			3,480 SF	
Non-BASIC Amenities	Underground Parking	66,195 SF	.5:1	33,098 SF (66,195 x .5)	All of the parking area is below Average Finish Grade
	Residential Use	134,105 SF	2:1	268,210 SF	
	Active Recreation Area	800 SF	1:1	800 SF	
	Sub-Total Non-BASIC			302,108 SF	
	COMBINED TOTAL (BASIC + Non-BASIC)			305,588 SF	

As part of the building permit application, the applicant shall submit a detailed design for each proposed FAR amenity with a design component and a statistical summary for each amenity. Prior to TCO, the floor area earned through the Amenity Incentive System, and the total bonus floor area actually utilized for the project, project drawings and conditions of approval must be recorded with King County, Division of Records (LUC 20.25A.030.D). **Refer to Condition of Approval regarding amenity designs and statistics and bonus system recording in Section XI of this report.**

IV. DESIGN GUIDELINES & DESIGN CRITERIA

A. Design Guidelines Building/Sidewalk Relationships - LUC 20.25A.115

This segment of 103rd Avenue NE does not have a streetscape designation under the Design Guidelines found in LUC 20.25A.115. However, the applicant has provided a pleasant pedestrian experience that includes plantings, some weather protection, and visibility into the interior common spaces. The sidewalk itself will be 8-feet wide with a 4-foot wide planting strip that will include shrubs, groundcover, and street trees.

B. Perimeter District Design

1. Special Standards – LUC 20.25A.090.D.5

The proposal meets the applicable Special Design Standards for a development within the Perimeter Design District:

a. Lighting:

All exterior lighting fixtures will be required to have cutoff shield to minimize impacts to adjacent properties. **Refer to Condition of Approval regarding exterior lighting in Section XI of this report.**

b. Signage:

This decision excludes review and/or approval of any building signage. The project sign(s) must be an integral part of the architectural design while still meeting the Bellevue Sign Code (BCC 22.B). Each sign will require a sign permit, which include design review. **Refer to Condition of Approval regarding individual sign permits in Section XI of this report.**

2. Perimeter Design District Design Guidelines – LUC 20.25A.090.E

The proposal meets the following applicable Downtown Perimeter Design District Design Guidelines:

a. Buildings should incorporate interior arcades, open courtyards, enclosed plazas or combinations thereof which offer mid-block pedestrian connections between perpendicular and/or parallel streets.

The proposal is on a small lot on a short dead end street. Therefore, it was determined that the applicant did not need to provide an east-west pedestrian connection. However, the public sidewalk associated with this project will ultimately become part of a north-south pedestrian connection linking NE 12th Street to NE 10th Street and the rest of the Downtown. This development will set the tone for future streetscape development. The applicant has provided a pleasant pedestrian experience through the use of plantings, street trees, marquees, and benches.

b. Buildings should be clad with materials which minimize reflected light. Overhangs, awnings, sunscreens, and other devices should be considered to minimize conditions of glare.

The proposed building will be comprised of darker earthtone-colored panels (wood composite panel on the balconies and cementitious panels) contrasted with a light-colored cladding. Additional accents will be provided by a perforated metal screen at the southeast corner of the building and a

sealed concrete building base. The finishes range from matte to satin and all have been chosen for their low reflectivity and urban character. The materials will be complimentary in color and texture. Additionally, along approximately half of the street frontage, there will be marquees to provide weather protection and diffuse light and glare.

- c. **Building facades should be divided into increments through the use of bay windows, offsets, angled facets, recesses and other architectural features, which serve to break down the scale.**

The building has been designed with overhangs, color and material variation, recesses (façade articulation), varied parapet heights, marquees, balconies, and a signature architectural screen elements that wraps around the southeast corner. Along the western façade, a large private courtyard open to the west will help break down the mass of the western façade. The rooftop terrace will also help to reduce the apparent bulk of the building.

Streetscape landscaping will include street trees to help break down the scale of the building at the street level.

- d. **Rooftops should incorporate features such as pitched or sloped forms, terraces, and perimeter planting to soften an otherwise rectilinear profile.**

The rooftop terrace will incorporate overhead screening, landscaping, and an interesting building form to help to soften the hard edge of the building profile.

- e. **Surface parking should be concealed from street level views by berms, hedges, walls or combinations thereof.**

There will be no surface parking. All parking will be within the underground garage.

- f. **Special attention should be given to the provision of elements at or near the ground level such as awnings, recessed entries, water features, address signs, seasonal flower beds, seating, pedestrian oriented uses and display kiosks.**

The applicant will provide weather protection along approximately half of the 103rd Avenue NE street frontage. Landscaping, including street trees, shrubs and/or groundcover, will be provided in 4-foot wide planting strips and along the building wall. Benches will be placed near the building entry where there will be additional plantings and a water feature. Design review of the project signage will take place under individual sign permits. **Refer to Condition of Approval regarding individual sign permits in Section XI of this report.**

C. Design Review Criteria – LUC 20.25A.110

The proposal meets the Design Review Criteria of LUC 20.25A.110 for **SITE DESIGN** and **DOWNTOWN PATTERNS AND CONTEXT**.

1. SITE DESIGN (LUC 20.25A.110.A)

a. Vehicular Circulation and Parking

Parking & Service Areas: All required parking will be accommodated within the underground garage, which has two levels of underground parking. The single access to the garage will be off 103rd Avenue NE at the northeast corner of the site to take advantage of the drop in grade from south to north. There will be no on-street parking in front of the building along the western side of 103rd Avenue NE.

Solid waste and recycling containers will be stored in a trash room along the southern façade of the building on the podium level. Refer to Site Plan in Section 1 of this report. No loading or trash pickup will be allowed to occur within the public street or within the public right-of-way. **Refer to Condition of Approval regarding provisions for loading and solid waste/recycling containers in Section XI of this report.**

b. Pedestrian Circulation and Amenities (LUC 20.25A.060)

Frontage Sidewalks: The frontage sidewalks on 103rd Avenue NE will be 8 feet wide with an additional 4-foot wide planting strip between the sidewalk and the curb. Additional landscaping will be planted between the sidewalk and the building base to soften the harshness of the concrete building wall for the pedestrian. The residential entry will be accessed off the new public sidewalk. A fountain, plantings, a marquee, and benches will be placed at this entry location to provide space for pedestrians to gather.

Street Trees: Per LUC 20.25A.060 - Plate B, no street tree is designated on this short section of 103rd Avenue NE. The applicant has requested that the species of street tree to be planted is Ginkgo biloba 'The President'. This request is proposed with guidance from the City of Bellevue Parks Department to provide a more robust and successful street tree and is consistent with yet un-adopted changes being considered by the City to be included in Land Use Code updates for the Downtown. The street trees will have a minimum 3-inch caliper. **Refer to Condition of Approval regarding street trees in Section XI of this report.**

c. Wind and Sun

The building was designed to have a "U" shape, with the open part of the "U" facing west. The landscaped courtyard in this open location will have optimal solar orientation throughout the year. A majority of the residential units will be able to take advantage of light and air through the use of private patios and balconies. Additionally, there will be a generous distance between the facades of the building and the interior property lines - approximately 15 feet from the northern and southern property lines and a minimum of 10 feet from the western property line to allow light and air between neighboring properties.

Pedestrian scaled marquees will provide year-round weather protection along approximately half of the 103rd Avenue NE street frontage.

d. Open Space

Because this is a relatively small site, public open space will only be provided along 103rd Avenue NE. The entry to the building will be recessed from the sidewalk approximately nine feet and in this location, there will be public amenities such as a fountain, plantings, benches, and marquees to encourage pedestrian activity.

The podium courtyard and rooftop terrace will provide semi-public open space for the building residents. The majority of the residents will also have private open space via patios or balconies.

e. Light and Glare

The specific materials proposed for the building have been chosen for their low reflectivity. Additionally, at the ground level, approximately half of the length of the public sidewalk will have marquees which will provide weather protection as well as diffuse light. The applicant will also use landscaping (street trees, shrubs and groundcover) to mitigate against potential glare on the public streets and provide pleasant pedestrian spaces. These street trees will also help to mitigate the heat island effect from paving on the public sidewalk.

All exterior building lighting will be required to include cut-off shields to minimize the impacts of light to the future residents and to off-site properties.
Refer to Condition of Approval regarding exterior lighting in Section XI of this report.

2. DOWNTOWN PATTERNS AND CONTEXT (LUC 20.25A.110.B)

a. Natural Setting and Topography

The bulk of the proposed project is on a moderately sloping site within the urban context. The property drops approximately 11 feet from the southern to the northern property lines. The proposed building will take advantage of this grade change by tucking the parking garage into the slope and entering the garage from the low point at the northeastern corner of the site. The



topography of the surrounding neighborhood is also relatively flat and the overall height of the building is less than the maximum that is allowed at this location. Thus, this building, with its relatively low profile, should not negatively impact the views from future development within the surrounding neighborhood.

b. Landscape Design

Street Frontage: The proposed street frontage development will include continuous 4-foot wide planting strips between the sidewalk and the curb. The plant materials, which include street trees, shrubs and groundcover, will visually soften the building and improve separation between vehicles and pedestrians. The applicant will also provide a decorative trellis/green wall along the northern part of the eastern (front) façade to reduce the appearance of the concrete wall at this location. The planting strips will also be required to have irrigation on a separate system with its own meter to facilitate future maintenance by the City of Bellevue. **Refer to Condition of Approval regarding the planting strip/ right-of-way irrigation system and planting in the right-of-way/streetscape in Section XI of this report.**

Residential Courtyards and Rooftop Terrace: In addition to the plantings within the city right-of-way and public sidewalk, the applicant will provide landscaped outdoor open spaces. The open courtyard faces west and will provide a pleasant, landscaped, semi-private open space with optimal solar orientation for the building residents. A rooftop terrace will provide an additional public gathering space. In addition, a majority of the residential units will have private patios or balconies.

Utility Vaults: Above-ground mechanical equipment (boxes and vaults) will not be allowed in any public sidewalks. If they are placed in planting areas, they shall be adequately screened with vegetation. **Refer to Condition of Approval regarding ground-mounted mechanical equipment, street furniture, and screening in Section XI of this report.**

c. Views

Private views and the impact of proposals on those views from adjacent properties are not regulated by the Land Use Code. However, the views from surrounding properties were considered. The building was designed to be interesting and attractive from all directions and blank walls were kept to a minimum. In addition, views from surrounding high-rise development were considered. The rooftop penthouses were re-designed to appear to be less utilitarian. They will now appear to be an integral part of the overall building design and will provide a more interesting rooftop composition that will be viewed from taller Downtown buildings.

d. Building Height and Bulk

i. Mass & Void:

The proposal has met neither the maximum height nor maximum density for a site of this size. The proposed building is 70 feet high where a 90-foot tall building is allowed. The proposed FAR is 3.37 where 5.0 is allowed. The “U” shaped plan provides an opening along the western façade that breaks up the apparent bulk of the building. Building modulation, a variety of colors and materials, and landscaping help to reduce the apparent mass of the building on the remaining three facades.

ii. Rooftop Modulation: The rooftop terrace adds architectural interest at the top of the building and helps soften the hard building edge. As designed,

it also feels integral to the overall building design while also effectively screening the utilitarian stair and elevator penthouses.

e. Transitions

The orientation of the building entry and pedestrian-oriented spaces, along with the building signage and architectural features, was chosen to draw pedestrians northward along 103rd Avenue NE. The improved streetscape will eventually become part of a longer pedestrian connection that will link NE 12th Street to NE 10th Street and the rest of the Downtown. The orientation of the courtyard to the west provides the maximum penetration of sunlight to the ground level of the building.

f. Patterns of Activity

Because this is a relatively small Downtown site, the pedestrian activity is directed to the area around the residential entry at the southeast corner of the building. Benches, landscaping, and a water feature create a pleasant space for pedestrian interaction.

In addition, the project will provide a greatly improved streetscape along the western side of 103rd Avenue NE with a new sidewalk (there currently is no sidewalk along this side of the street), 4-foot wide planting strip with street trees, and planting and green trellis between the sidewalk and the building base. Non-pedestrian activities occur in spaces outside of the public streetscape. **Refer to Condition of Approval regarding garage exhaust and certification and ground-mounted mechanical equipment, street furniture, and screening in Section XI of this report.**

g. Signage

No signage is approved through this Design Review. All signs must be an integral part of the architectural design, and scaled to the pedestrian environment. Each sign will require design review approval through a sign permit and must meet the requirements of the Bellevue Sign Code. **Refer to Condition of Approval regarding individual sign permits in Section XI of this report.**

V. PUBLIC NOTICE AND COMMENT

Application Date:	May 29, 2013
Notice of Application:	July 3, 2013 and July 18, 2013
Public Meetings:	July 23, 2013
Minimum Comment Period:	August 1, 2013

The minimum required public comment period ended on August 1, 2013, but written comments were accepted up to the date of this decision and three citizens submitted written comments. In addition, one public meeting was held at Bellevue City Hall on July 23, 2013. The meeting was attended by two citizens, who subsequently did not submit any written comments. The written comments are summarized below, followed by a response from staff.

1. **Comment:** There was confusion regarding the address of the project in the original notice.

Response: The project was originally notice on July 3, 2013 and then was re-noticed on July 18, 2013 with clarification regarding the address. In addition, the sites were reviewed by the City of Bellevue Parcel and Address Coordinator. The future address for the building will be 1085 103rd Avenue NE. **Refer to Condition of Approval regarding the project address in Section XI of this report.**

2. **Comment:** There is concern that construction activities will interfere with one of the nearby businesses on 103rd Avenue NE. This includes keeping the access to both parking lots open during construction, keeping dust and debris at a minimum, and keeping City of Bellevue and construction vehicles out of their parking lot. These impacts were experienced by this business during the construction of the Avalon Towers project, located at 10349 NE 10th Street.

Response: Construction staging and access will be regulated via the required commercial right-of-way permit for this project. The Transportation Department will require that all construction staging be contained to the project site and that assigned truck routes be chosen to limit construction impacts to nearby businesses. The applicant will be made to employ appropriate mitigation measures (water misting, daily street sweeping, daily site cleanup, etc.) for all dust and debris related to construction activity from the project site. A transportation inspector will be assigned to this project to enforce these requirements as well as to act as a liaison between the developer and the owners of the nearby properties. Contact information will be provided by the Transportation Department prior to the start of site related work. **Refer to Condition of Approval regarding the right-of-way use permit in Section XI of this report.**

VI. TECHNICAL REVIEW

A. Transportation

Site Access

Access to the proposed project will be provided via one full access driveway located at the northeast corner of the site. Loading/unloading, deliveries, and garbage pickup will occur at the southeast corner of the site. This area has been designed so that service vehicles will not impede parked vehicles or vehicles passing the site during service activities.

It should be noted that all loading/unloading, service deliveries, and garbage pickup cannot be performed in any portion of city right-of-way adjacent to the site.

On street parking along the west side of 103rd Avenue NE (adjacent to the development) will not be allowed. The developer will be responsible for approved signing and pavement markings to enforce this restriction.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance,

the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform with the requirements of the Americans with Disabilities Act and the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

1. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans for their installation. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing DEV-6). The developer will be responsible for installing two street lights on 103rd Avenue NE adjacent to the project site. Exact locations will be specified in the construction drawings to be produced for this project.

2. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

ADA also requires provision of a consistent travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Streetlight contactor cabinets and streetlight poles must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with standard drawings TE-12 or TE-13.

3. Curb, gutter, sidewalk and a landscaping strip will be installed by the developer along the project site's frontage on 103rd Avenue NE and adjacent to the building. Required sidewalk width is eight feet with a four foot wide planter strip. Along 103rd Avenue NE, the planter strip will contain street trees and landscaping per the requirements of the Land Use Division. Adjacent to the building, within a three foot wide (approximately) planter strip, landscaping shall consist of low growth plantings per the requirements of the Land Use Division. The paved width of 103rd Avenue NE adjacent to the project site will be 26 feet (measured from face of curb to face of

curb). This width will accommodate the landscaping strip adjacent to building and enhance sight distance at the access locations. At any location where the sidewalk extends over a basement or parking garage, a construction method that will prevent differential settling must be used. Such method must be acceptable to the Transportation Department.

4. The design and appearance of the sidewalk and landscaping on 103rd Avenue NE shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-11 and DEV-3. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern, with a four foot wide planter strip containing tree wells, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features. Alternative paving samples must be submitted for review. If approved, any non-standard patterns, colors, or other features may be installed only if an agreement is recorded against the property to hold the landowners responsible for maintenance and replacement of all such non-standard sidewalk features. Sidewalks shall transition off site with an appropriate taper to provide safety and ADA compliance as feasible.

5. Tree wells and other landscaping within the planter strip on 103rd Avenue NE shall be irrigated with a private metered water source. Electrical connections for lighting in tree wells or planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

6. The garage driveway on 103rd Avenue NE shall have a minimum width 20 feet as defined in standard drawing DEV-7A. The loading area driveway shall have a minimum width of 22 feet as defined in standard drawing DEV-7A. These widths do not include the adjacent ADA wings. All driveway aprons shall be constructed per DEV-7A or at the discretion of the transportation inspector. To provide safety for pedestrians, all driveway slopes shall not exceed 7% for 20 feet from the back of sidewalk.

7. No new building structure or garage shall be constructed under a street right-of-way or **existing** public sidewalk/utility easement. In some conditions (to be finalized during engineering and building plan review), new structure may be allowed under a **new** sidewalk/utility easement. No soil nailing is allowed under a street right-of-way or sidewalk/utility easement without an indemnification agreement that protects the city.

8. No new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.

9. Any awning, marquee, balcony, etc. over a sidewalk or utility easement must be at least 16 feet above the sidewalk, or be removable (with an agreement regarding removal and replacement); and must have at least 3 feet horizontal clearance from any streetlight or traffic signal pole.

10. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing Dev-6. Fixed objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post.

No new overhead utility lines will be allowed within or across any right-of-way or sidewalk easement, and existing overhead lines must be relocated underground. The developer is responsible for offsite modifications to the existing overhead power lines as required to underground all existing and new power to the project site at the discretion of the Transportation Department. Included in this work is the undergrounding of existing overhead power lines serving neighboring buildings across 103rd Avenue NE per the attached PSE drawing (Electrical Order # 105073396). **Refer to Attachment D and Condition of Approval regarding civil engineering plans for transportation, building and site plans for transportation, easements for signal control and street light boxes and vaults, and street frontage improvements in Section XI of this report.**

Holiday Construction & Traffic Restrictions

From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit, which is issued directly by the Transportation Department. **Refer to Condition of Approval regarding holiday construction and traffic restrictions in Section XI of this report.**

Use of the Right-of-way during Construction

Applicants often request use of the right-of-way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right-of-Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right-of-Way Use Permit. **Refer to Condition of Approval regarding the right-of-way use permit in Section XI of this report.**

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, 103rd Avenue NE has been classified as an "Overlay Required" street. Exact pavement restoration requirements,

including grind depth, shall be specified in the commercial right-of-way permit to be issued for this project. Pavement restoration limits may be amended at the discretion of the Transportation Inspector. **Refer to Condition of Approval regarding pavement restoration in Section XI of this report.**

B. Utilities

The plans generally conform to the requirements applicable to this stage of the design process. It is the applicant's responsibility to verify the accuracy all field information and data gathered for the feasibility of this project. Future Utilities permit applications for this development must comply with Bellevue Codes 24.02, 24.04 and 24.06. **Refer to Condition of Approval regarding utilities conceptual approval in Section XI of this report.**

C. Clearing and Grading

The Clear and Grade reviewer has reviewed the plans and materials submitted for this project and determined that clearing and grading portion of this land use application can be approved. The future Clearing and Grading Permit application for this development must comply with City of Bellevue Clearing and Grading Code (BCC 23.76).

D. Parks Department

All new street trees are required to be planted per the Parks Department Best Management Practices in place at time of construction. The irrigation for the right-of-way plantings shall be on a separate meter to allow accessibility for any necessary maintenance work by the City of Bellevue. Lastly, prior to the release of the landscape maintenance assurance device, the applicant and the City of Bellevue shall enter into an agreement regarding future maintenance of the streetscape and right-of-way. **Refer to Conditions of Approval regarding planting strip/right-of-way irrigation, planting in the right-of-way/streetscape, and maintenance agreement with the City of Bellevue in Section XI of this report.**

E. Fire

The Fire Department has reviewed the proposal for compliance with applicable codes and standards. As conditioned, this proposal will conform to these requirements. **Refer to Conditions of Approval regarding Fire Department requirements in Section XI of this report.**

F. Building

The plans for this decision have not been sufficiently developed for a thorough review under the International Building Code requirements. This review will occur during review of the Building Permit. The plans generally conform to the requirements applicable to this stage of the design process.

VII. STATE ENVIRONMENTAL POLICY ACT

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal (see Environmental Checklist in the project file at City Hall Records Office). Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act

(SEPA) requirements with the incorporation by reference of the 2013-2024 Transportation Facilities Plan Final Environmental Impact Statement (TFP EIS), adopted August, 2013 (available in the Records Office at City Hall). This document analyzes the transportation and air quality impacts of the City's Traffic Task Force recommendations to meet the Comprehensive Plan, Transportation Element, and Mobility Management goals.

This section of the staff report is an addendum to the adopted EIS referenced above. Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. A discussion of the impacts is noted below together with specific conditions of approval. These impacts will be mitigated through exercise of Code authority as well as through project-specific conditions of approval, contained in Section XI of this report.

A. Surface Water

The site is located in the No Detention Zone within the Meydenbauer Drainage Basin. The site currently drains north through a private off-site conveyance system. At NE 12th Street flow enters a public conveyance system and is directed south to Lake Washington. The applicant determined flow is constrained by existing conditions in the private downstream conveyance system. The applicant will be required to mitigate for the deficiency by either making the necessary improvements to the private conveyance system or by providing on-site runoff control. The applicant is solely responsible for obtaining off-site easement(s) or rights of entry as necessary. The site does not create enough pollution generating surface to trigger water quality requirements.

B. Utilities

Domestic water will be provided by a connection to an existing 8" main in 103rd Ave NE.

Sanitary sewer will be provided by a connection to an existing 8" main in 103rd Ave NE.

C. Noise

Construction Noise: The Bellevue Noise Control Ordinance BCC 9.18 limits noise levels at the property line to 60 dBA (A-weighted sound level), except from 7:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays that are not legal holidays. Expanded hours may be approved by the Land Use Director under two conditions: to accommodate traffic mitigation and/or for construction of essential public facilities. The site is located near residential uses to the north, south, and west. Restricting the construction hours will reduce noise impacts to neighboring properties. Expanded construction hours during evening or early morning hours should be avoided to minimize noise impacts to nearby residents. In addition, the contractor must use the best available noise abatement technology consistent with feasibility during construction. **Refer to Condition of Approval regarding construction hours and use of best available noise abatement technology in Section XI of this report.**

Interior Noise: Bellevue City Code, 9.18, prohibits the approval of new residential structures where the exterior noise level exceed Ldn (day-night average sound level) of 65 dBA anywhere along the site boundary, unless the construction can achieve *interior* noise levels of 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. *Prior to the issuance of any building permit*, the applicant must submit an Acoustical Engineer's report on the proposed construction and the anticipated maximum noise thresholds inside the units facing a street frontage. Before any occupancy permits are issued, the noise levels must be measured inside a random sample of the residential units and the report revised to reflect the results. If the actual noise levels exceed the maximum required thresholds, the acoustical report must include recommendations to modify the construction to meet the interior noise thresholds. **Refer to Conditions of Approval regarding noise measurements prior to TCO in Section XI of this report.**

Garage Exhaust Noise/Air: The garage exhaust vents must be designed and located to prevent adverse impacts to the pedestrian environment and to the people living in or near the project. The applicant must provide certification by a noise consultant that the operation of the garage exhaust fans will not exceed 60 dBA at the public sidewalk and that the velocity and direction of airflow will not adversely affect the pedestrian environment or the residents of the project/neighborhood. **Refer to Conditions of Approval regarding garage exhaust and certification in Section XI of this report.**

D. Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2024 have been addressed in the City's Transportation Facilities Plan Environmental Impact Statement (TFP EISE), adopted August, 2013 and available for review in the Records Office at City Hall. The impacts of growth which are projected to occur within the City by 2024 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The 103rd Avenue NE Apartments project lies within MMA #3 (Downtown), which has a 2024 total growth projection of 5569 Multi-Family Units (MFU). This development proposes 175 MFUs. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance.

Transportation Impact Fees

Transportation impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current

adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. **Refer to Condition of Approval regarding transportation impact fees in Section XI of this report.**

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

This development will generate approximately 78 new p.m. peak hour trips (credit for the existing land use of Manufacturing / Light Industrial and Warehousing was applied). City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips. In this project analysis, three system intersections received 20 or more p.m. peak hour trips. Neither the maximum area-average levels of service nor the congestion allowances would be exceeded as a result of traffic generated from this proposal. (The concurrency analysis spread sheet is available in the project file.) Therefore, the proposed development complies with the Traffic Standards Code and passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development.

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules. The concurrency determination is issued with the land use decision and is reserved to this project at the land use decision date. The concurrency reservation expires one year from the land use decision date unless a complete building permit application is filed (BCC 14.10.040.F). At the time of a complete building permit application, the Certificate of Concurrency will remain in effect for the life of the building permit application, pursuant to BCC 23.05.090.H. At issuance of building permit, the Certificate of Concurrency will be extended and remain in effect for one additional year (with the possibility of up to two one-year extensions) as provided for in BCC 23.05.100. See Attachment C for this certificate.

In addition to the traffic analysis performed by City staff, the applicant was required to produce a traffic study performed by an outside consultant (Transpo Group) to design a delivery and garbage service area acceptable to the City. This study can be found in the project file.

Short Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Issues that were analyzed included:

- a) Pedestrian and vehicular sight distance at all access locations.
- b) Loading/unloading area (including garbage pick-up & deliveries).

- c) Alignment of access locations.
- d) Adequate clearance for safe thoroughfare for post office vehicles from the neighboring site located directly north of the project site.
- e) Appropriate frontage improvements to facilitate safe pedestrian movements adjacent to the project site, including street lighting.

All transportation concerns mentioned above were addressed by City staff with appropriate mitigation measures required of the developer so that this project complies with all City codes and standards as feasibly possible.

VIII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

- The loading and utility zone was created along the southern façade of the building to support all loading functions. Creation of this space eliminated the need for loading and garbage pick-up to occur on the City Street – 103rd Avenue NE.
- The elevator and stair penthouses were redesigned to be better integrated into the overall building design.
- The streetscape was enhanced with additional marquees and a decorative screen on the building wall.

IX. DECISION CRITERIA

The Director may approve, or approve with modifications, an application for Design Review if:

1. The proposal is consistent with the Comprehensive Plan.

This project is consistent with the Comprehensive Plan, which includes policies for the provision of housing along with policies that address the goals of site and building design in the Downtown. The addition of new residential units is consistent with the City's goal of creating housing for its population and the region under the State's Growth Management Act. The most relevant Comprehensive Plan Policies related to this proposal are outlined below:

Policy LU-9: *Maintain compatible use and design with surrounding built environment when considering new development or redevelopment within an already developed area.*

Finding: The residential use proposed is consistent with development occurring in this part of the Downtown and in the nearby residential neighborhoods directly to the north and west of Downtown.

Policy HO-14: *Encourage housing development Downtown including innovative, affordable housing.*

Policy HO-17: *Encourage infill development on vacant or under-utilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.*

Finding: The proposed project adds housing within the Downtown – an area that is expected to accommodate a large share of the projected housing growth anticipated over the next 20 years. The existing two parcels are under-utilized sites, with existing one to two story structures and an overall development density that is significantly less than allowed by code on the site. This proposal seeks to

use a large portion of the allowed development opportunity on the site. A residential use is compatible with the emerging surrounding development.

Policy UD-2: *Support designs for the built environment that are visually stimulating and thoughtful and which convey excellence in architecture and workmanship, and durability in building materials.*

Finding: The design of the building, using articulation, varying planes, and a thoughtful mix of durable, high-quality building materials will result in a building that will fit well within the Downtown Perimeter context.

Policy UD-71: *Permit high intensity residential development subject to design criteria which assures a livable urban environment.*

Finding: The proposal is for a residential building that is designed for a Downtown workforce and is consistent with densities found in other Downtown residential projects. Amenities within the project, including a courtyard, roof terrace, and patios and balconies will provide benefits to the residents. An improved streetscape and pedestrian scaled site features such as a fountain and marquees, will not only provide benefit to the residents, but will add to the overall livability of this part of the Downtown.

Policy S-DT-40. *Enhance the appearance of all types of streets and adjoining sidewalks with street trees, landscaping, water features, pedestrian-scaled lighting, street furniture, paving treatments, medians, or other softening treatments as appropriate.*

Policy UD-75. *Use urban design features to soften the public right-of-way and sidewalk environment as appropriate. These features include, but are not limited to, street trees, landscaping, water features, raised planter boxes, potted plantings, pedestrian-scaled lighting, street furniture, paving treatments, medians, and the separation of pedestrians from traffic.*

Policy S-DT-124. *Utilize sidewalk, landscaping, and green space treatments within Perimeter Areas to provide a transition from Downtown to surrounding residential neighborhoods.*

Finding: The proposal enhances the pedestrian right-of-way along 103rd Avenue NE. This has been accomplished by the provision of pedestrian-oriented marquees, landscaped planting strips and areas along the base of the building wall, street trees, benches, and a fountain. Eventually, this segment of streetscape will also be part of a north-south pedestrian route that will connect NE 12th Street and the neighborhoods directly to the north of the Downtown with NE 10th Street and the rest of the Downtown.

Policy UD-8. *Design rooftop mechanical screening so that it is integral with building architecture. Consider the visual effects of technical advances such as satellite dishes, on building design.*

Policy UD-11. *Encourage architectural elements that provide for both rain cover and access to sunlight in pedestrian areas.*

Policy UD-68. *Encourage rooflines which create interesting and distinctive forms against the sky within the Downtown.*

Finding: The mechanical penthouses on the roof will be an integral part of the overall building design through the use of the same materials found on the body of the building and interesting architectural forms. Marquees along parts of the 103rd

Avenue NE streetscape will provide year-round weather protection while also letting in sunshine.

2. The proposal complies with the applicable requirements of this Code.

Finding: The tables in Section III.A and B of this report summarize the applicable requirements, and analyze the proposed project for consistency with the applicable requirements. The proposal complies with the LUC requirements for building height, lot coverage, floor area ratio and parking. The proposal also conforms to the applicable design guidelines and decision criteria, as described in Section IV.

3. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.

Finding: Refer to Section IV of this report, which includes information on how the design guidelines and criteria have been met.

4. The proposal is compatible with, and responds to, the existing or intended character, appearance, and quality of development and physical characteristics of the subject property and immediate vicinity.

Finding: The proposal is compatible with the scale and character of development that is just beginning to emerge in this neighborhood. The proposed exterior materials are visually harmonious with the surrounding development and the proposed frontage development is consistent with the character the Downtown streets being constructed with recent development.

5. The proposal will be served by adequate public facilities including streets, fire protection, and utilities.

Finding: The proposal site has access to water, sewer and electrical services.

X. DECISION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, City Code & Standard compliance reviews, and SEPA, the Director does hereby **APPROVE WITH CONDITIONS** the subject proposal.

XI. CONDITIONS OF APPROVAL:

The following conditions are imposed on the applicant under the authority referenced:

A. GENERAL:

The following conditions are per each phase of the development:

1. Compliance with Bellevue City Codes and Ordinances

Compliance with all applicable Bellevue City Codes and Ordinances including but not limited to the following is required:

Clearing and Grading Code - BCC 23.76	Savina Uzunow,	425-452-7860
Bellevue Development Standards	Ray Godinez,	425-452-7915
Transportation Code - BCC 14.60	Ray Godinez,	425-452-7915

Trans. Improvement Program - BCC.22.16	Ray Godinez,	425-452-7915
Right-of-Way Use Permit - BCC 14.30	Tim Stever,	425-452-4294
Bellevue Utilities Code - BCC Title 24	Brad Ayers,	425-452-6054
Construction Codes - BCC Title 23	Lee Kranz,	425-452-2732
Code - BCC Title 20	Sally Nichols,	425-452-2727
Sign Code - BCC Title 22B	Sally Nichols,	425-452-2727
Noise Control - BCC 9.18	Sally Nichols,	425-452-2727
Uniform Fire Code - BCC 23.11	Adrian Jones ,	425-452-6032
Parks Department	Tom Kuykendall,	425-452-7924

2. Construction Hours

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Prolonged exposure to noise created by extended hour construction activity would likely have a significant impact on the surrounding residents. In order to minimize detriment to nearby residential uses, the contractor shall not rely on City issuance of a blanket exemption from the Noise Control Code during the construction period. Allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. Requests for exemption from the Noise Control Code must be submitted in writing two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction.

AUTHORITY: BCC 9.18.040
REVIEWER: Sally Nichols, Land Use

3. Use of Best Available Noise Abatement Technology

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

AUTHORITY: BCC 9.18.020F
REVIEWER: Sally Nichols, Land Use

4. Utilities Conceptual Approval

Utility Department approval of the design review application is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (DEA) and Utilities Permit Processes. A water, sewer and storm Developer Extension Agreement will be required for the project. All

connection charges will be due with the Developer Extension Agreement prior to issuance of the permit.

AUTHORITY: BCC 24.02, 24.04, 24.06

REVIEWER: Mark Dewey, Utilities

5. Holiday Construction & Traffic Restrictions

Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this restriction accordingly.

AUTHORITY: BCC 14.30.060

REVIEWER: Ray Godinez, Transportation

6. Property Address & Boundary Line Adjustment

a) The future address for the proposed building will be 1085 103rd Avenue NE. This address should be used on all subsequent permits for this proposal.

b) Prior to the issuance of any construction permits, the applicant shall submit and receive City approval of a Boundary Line Adjustment (LW Permit) to create one project site.

AUTHORITY: LUC 20.45B.260

REVIEWER: Sally Nichols, Land Use and Jami Carter, Addressing

7. Fire Department Conditions

The following shall be addressed in all future permit submissions:

- a) The access road (west side of 103rd Avenue NE in front of the building) shall be signed and posted "No Parking-Fire Lane" per Bellevue Standards at locations designated by Bellevue Fire. (International Fire Code Bellevue Amendment 503.3)
- b) Provide a fire hydrant within 400 feet of the most remote part of the building and within 50 feet of the Fire Department connection. (IFC 507.5.1)
- c) Provide automatic fire sprinkler throughout the building. (IFC 903)
- d) Provide a Fire Department Connection at an approved location within 100 feet of a fire hydrant. (IFC 903 & 912)
- e) Provide a fire alarm notification system throughout the building. (IFC 907)
- f) Provide standpipes in the required stairs. (IFC 905)
- g) Provide a shaft pressurization system (public information sheet 42d) for the exit stairs. A Smoke Control Concept (42a) submittal must be approved prior to submittal of the garage or building permit
- h) Demolition and construction shall conform to the requirements of International Fire Code Chapter 33.
- i) Provide an Emergency Radio Responder Coverage system in the building. (Bellevue Amendment IFC 510)
- j) The Bellevue Amendment to the IBC/IFC states the definition of a High Rise Building is "Buildings having occupied floors " "or an occupied roof" " located more than 75 feet above the lowest level of fire department vehicle access". The occupied roof appears to be located more than 75 feet above the lowest

level of fire vehicle access at the north east corner of the building. Correct this or provide better elevations or this building will be designated a High Rise Building.

AUTHORITY: International Fire Code (IFC) 506, 903, 905, 907, & 912, IFC Chapters 27 and 34, IBC 503 (e) & 3002.4, and BCC 5749, Bellevue Fire Department Development Standards (BFDDS)
REVIEWER: Adrian Jones, Fire

8. Provisions For Loading

The property owner shall provide an off-street loading space which can access a public street. On-street loading and unloading will not be permitted from the public right-of-way upon certified occupancy of this development.

AUTHORITY: LUC 20.20.590.K.4
REVIEWER: Sally Nichols, Land Use & Ray Godinez, Transportation

B. PRIOR TO CLEARING & GRADING PERMIT:

The following conditions are imposed to ensure compliance with the relevant decision criteria and Code requirements and to mitigate adverse environmental impacts not addressed through applicable Code provisions. These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:

1. Right-of-Way Use Permit

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.
- e) Requirements for leasing of right-of-way or pedestrian easements.
- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) All other construction activities as they affect the public street system.
- i) Pavement restoration requirements.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

AUTHORITY: BCC 11.70 & 14.30
REVIEWER: Tim Stever, Transportation

2. Civil Engineering Plans – Transportation

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

- a) Traffic signs and street markings.
- b) Curb, gutter, sidewalk, and driveway approach design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed).
- c) Installation of streetlights and related equipment.
- d) Undergrounding of power utility infrastructure on and off site per the attached PSE drawing (Electrical Order #105073396). See Attachment D.
- e) Location of fixed objects in the sidewalk or near the driveway approach.
- f) Pavement restoration.
- g) New paved width of 103rd Avenue NE (from face of curb to face of curb) at 26 feet.

Specific requirements are detailed below.

- a) Eight foot wide sidewalk, four foot wide planter strip with curb and gutter and landscaping (including street trees).
- b) Transformers and utility vaults to serve the building shall be placed inside the building or below grade.
- c) Minimum of two street lights per the discretion of the Transportation Department.
- d) Installation of “No Parking Signs” adjacent to the project site on 103rd Avenue NE.
- e) Street channelization on 103rd Avenue NE (fog lines, etc.) and directional arrows at the access locations for this development.
- g) Pavement restoration per the specifications of the commercial right-of-way permitted to be issued for this project.
- h) Approved Signing and channelization to enforce on street parking restrictions along the west side of 103rd Avenue NE adjacent to the development.
- i) Miscellaneous:
 - Landings on sloping approaches are not to exceed a 7% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade. Driveway aprons must be constructed in accordance with Design Manual Standard 7A.

- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

AUTHORITY: BCC 14.60, Transportation Department Design Manual
REVIEWER: Ray Godinez, Transportation

3. Street Trees

- a) The street tree to be used on 103rd Avenue NE is Gingko biloba 'The President'/Maidenhair Tree. Prior to ordering, confirm cultivar with City of Bellevue Parks Department. Contacts are:
 - Tom Kuykendall, tkuykendall@bellevuewa.gov, 425-452-7924, or
 - Melissa Kerson, mkerson@bellevuewa.gov, 425-452-4100
- b) Street Trees to be a minimum of 3" caliper at time of planting.

AUTHORITY: LUC 20.25A.060
REVIEWER: Sally Nichols, Land Use

4. Final Landscape Plan

A Final Landscape Plan shall be submitted with the Clearing and Grading application for review by Land Use and the Parks Department. Provide details for any electrical outlets that are proposed to be located within the planting strips.

AUTHORITY: LUC 20.20.520.I
REVIEWER: Sally Nichols, Land Use

C. PRIOR TO BUILDING PERMIT:

The following conditions are required by City Code. Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building permit application:

1. Transportation Impact Fee

Payment of the traffic impact fee will be required at the time of building permit issuance. The impact fee is \$1027.00 per MFU. This fee is will increase on January 1, 2016. The applicant will be assessed per the fee schedule in effect at the time of building permit issuance will apply. This site is eligible for impact fee credit for the existing land use on the project site (Light Industrial and Manufacturing). This credit will be based on square gross square footages of the existing buildings.

AUTHORITY: BCC 22.16
REVIEWER: Ray Godinez, Transportation

2. Building and Site Plans – Transportation

The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city

inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

AUTHORITY: BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
REVIEWER: Ray Godinez, Transportation

3. Easements For Signal Control And Street Light Boxes And Vaults

The applicant shall provide easements to the City for location of street light facilities such as above-grade boxes and below-grade vaults between the building and sidewalk within the landscape area if needed.

AUTHORITY: BCC 14.60.100
REVIEWER: Ray Godinez, Transportation

4. Ground-Mounted Mechanical Equipment, Street Furniture and Screening

No mechanical equipment (including power, telephone, traffic control, etc.) shall be located in above ground cabinets in a "pedestrian travel zone." Such equipment shall be located in underground vaults, in a building, or substantially screened in planting areas per the approval of the Transportation Department and Land Use. No street furniture shall be located within the "pedestrian travel zone."

AUTHORITY: LUC 20.20.650, 20.25A.110.B.6
REVIEWER: Sally Nichols, Land Use

5. Garage Exhaust and Certification

Garage vents shall be located such that exhaust and odors are directed away from pedestrians. All vents shall be architecturally integrated to the building.

Provide certification by a noise consultant or mechanical engineer prior to issuance of any mechanical permits that the noise from the exhaust fans will not exceed 60 dBA at the public sidewalk and the southern property line and a determination by the City's Mechanical Plans Examiner that the velocity and direction of airflows from the exhaust system within pedestrian areas not exceed 500 CFM.

AUTHORITY: BCC 9.18.045
REVIEWER: Sally Nichols, Land Use

6. Amenity Designs and Statistics

The building permit submittal plans and drawings shall include a detailed design for each proposed FAR amenity with a design component and a statistical summary for each amenity.

AUTHORITY: LUC 20.25A.030
REVIEWER: Sally Nichols, Land Use

7. Planting Strip/Right-of-Way Irrigation

The irrigation system for all street trees and landscaping within the right-of-way shall include a separate water meter and controller that can be accessed at all times by the City of Bellevue. Include automatic operation and rain sensors to override the automatic cycle if needed. Where feasible, drip irrigation should be used to reduce water loss due to over-spray and evaporation.

If the irrigated area exceeds 500 square feet then the landscape irrigation budgeting section of the Water Code applies.

Prior to building permit approval, the final irrigation plan must be reviewed and approved by the City of Bellevue Utilities and Parks Departments.

Electrical connections for lighting in tree wells or planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. As-built drawings shall be submitted to the City of Bellevue Parks Department and Land Use. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

AUTHORITY: BCC 24.02.205, LUC 20.25A.060.B

REVIEWER: Sally Nichols, Land Use

8. Planting in Right-of-Way/Streetscape

a) Planting shall be done according to the Parks Department Best Management Practices and Design Standards in place at the time of construction.

b) A Parks Department representative shall be on-site to inspect street trees **prior to planting** and **at the time of planting** to observe the installation. Contact Parks Department Resource Management at (425) 452-6855 at least 24 hours before planting to schedule the inspection.

AUTHORITY: LUC 20.25A.060.B

REVIEWER: Tom Kuykendall, Parks Department
Sally Nichols, Land Use

9. Exterior Lighting

The applicant shall submit a detailed design for all building exterior lighting. Lighting shall be contained to this site and not be permitted to spill-over to adjacent sites. In addition, information on retail lighting along the pedestrian-oriented frontages along Main Street shall be supplied as well. All exterior building lighting is required to include cut-off shields to minimize impacts of light and glare.

AUTHORITY: LUC 20.25A.110.A.5

REVIEWER: Sally Nichols, Land Use

10. Acoustical Engineer's Report

The applicant shall submit an Acoustical Engineer's report on the proposed construction and the anticipated maximum noise thresholds inside the units facing the street frontage.

AUTHORITY: BCC 9.18
REVIEWER: Sally Nichols, Land Use

D. PRIOR TO ANY TCO:

The following conditions are required by City Code and supported by City Policy. The conditions shall be complied with prior to issuance of the Temporary Certificate of Occupancy (TCO):

1. Street Frontage Improvements

All street frontage improvements and other required transportation elements, including street lights, must be constructed by the applicant and accepted by the City Inspector.

Existing overhead lines must be relocated underground (refer to Attachment D in this report). All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction.

AUTHORITY: BCC 14.60, Transportation Department Design Manual, Comprehensive Plan Policy UT-39
REVIEWER: Ray Godinez, Transportation

2. Pavement Restoration

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

103rd Avenue NE: Based on this street's excellent condition, it is classified with the City's overlay program as "Overlay Required." Street cutting is permitted only with extraordinary pavement restoration. Exact pavement restoration requirements will be specified in the commercial right-of-way permit to be issued for this development.

AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #21
REVIEWER: Tim Stever, Transportation

3. Solid Waste/Recycling Containers

No solid waste and/or recycling containers will be allowed within the public right-of-way or in the public street.

AUTHORITY: LUC 20.20.725 and 20.25A.110.B
REVIEWER: Sally Nichols, Land Use

4. Bonus System & Pedestrian-Oriented Frontage Recording

The applicant shall record 1) a copy of the approved bonus point calculations (Tables 2, 3 and 4 in Section III.B of this report), and the project drawings and conditions of this Design Review with the King County Office of Records and Elections.

AUTHORITY: LUC 20.25A.020.D.3
REVIEWER: Sally Nichols, Land Use

5. Landscape Installation Assurance Device

All site landscaping shall be 100% complete per the plan approved by the City. Alternatively, the following may be submitted: 1) a red-marked plan identifying which landscape areas are incomplete; 2) an estimate for the total cost to complete these areas; and 3) a notarized Assignment of Savings dedicated to the City for 150% of the estimated cost to complete these areas per the approved Landscape Plan. The assurance device will be released upon complete installation, inspection and approval by the land use reviewer for the project.

AUTHORITY: LUC 20.40.490
REVIEWER: Sally Nichols, Land Use

6. Landscape Maintenance Assurance Device

File with the Development Services Department a landscape maintenance assurance device for a one-year period in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.

AUTHORITY: LUC 20.20.520.K and 20.40.490
REVIEWER: Sally Nichols, Land Use

7. Maintenance Agreement with the City of Bellevue

After one-year, the landscape shall be inspected by Land Use and the Parks Department. Prior to the release of the Landscape Maintenance Assurance Device, the applicant and the City of Bellevue shall enter into an agreement to determine future maintenance responsibilities for the streetscape and streetscape plantings.

AUTHORITY: LUC 20.25A.060
REVIEWER: Sally Nichols, Land Use

8. Noise Measurements

The noise levels must be measured inside a random sample of the residential units facing each street and the original acoustical report shall be revised to reflect the results. If the actual noise levels exceed the maximum required thresholds, the acoustical report must include recommendations to modify the construction to meet the interior noise thresholds.

AUTHORITY: BCC 9.18
REVIEWER: Sally Nichols, Land Use

E. PRIOR TO ISSUANCE OF SIGN PERMITS

1. Individual Sign Permits

All signage shall be pedestrian oriented. Design review of individual signs and compliance with the approved sign package will occur through review of each sign

permit application. The sign package plans, elevations, and/or sketches shall include but are not limited to:

1. Location
2. Illumination
3. Color and Materials
4. Design (no cabinet or freestanding signs are permitted)

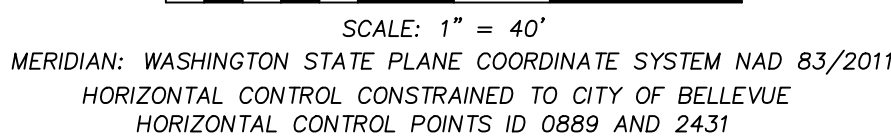
AUTHORITY: LUC 20.25A.110, LUC 20.30F, BCC 22B.10.025.B.4

REVIEWER: Sally Nichols, Land Use

Attachments:

- A. Design Review Submittal Drawings
- B. Environmental Checklist
- C. Certificate of Concurrency
- D. PSE Drawing - Electrical Order # 105073396

ALTA/ACSM LAND TITLE SURVEY
NEWPORT EQUITIES



PROPERTY DESCRIPTION (PARCEL NO. 570900-0073)

PER CHICAGO TITLE INSURANCE COMPANY TITLE REPORT ORDER NO. 1356466, DATED JANUARY 23, 2013.

THE NORTH 100 FEET OF THE SOUTH 389.50 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 25 FEET THEREOF.

(BEING KNOWN AS LOT 3, BLOCK 3, MOUNTAIN VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF, EXCEPT THE SOUTH 21.50 FEET THEREOF).

SPECIAL EXCEPTIONS: (NUMBERS REFLECT ITEM NUMBERS IN SAID TITLE REPORT)

1. RIGHT TO ENTER SAID PREMISES TO MAKE REPAIRS, AND THE RIGHT TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO UTILITY LINES LOCATED ON PROPERTY ADJOINING SAID PREMISES, AS GRANTED BY INSTRUMENT UNDER RECORDING NUMBER 2993981.

7. UNRECORDED LEASE, INCLUDING THE TERMS AND CONDITIONS THEREOF. LESSOR: JERRY H. SHELLER AND BEVERLY J. SHELLER LESSEE: BELGATE PRINTING AND COPY, A PARTNERSHIP. SAID LEASE IS DISCLOSED BY NOVATION RECORDED UNDER RECORDING NUMBER 9501110427. THE LESSEE'S INTEREST IN SAID LEASE IS NOW HELD OF RECORD BY ASSIGNEE: GAIL LEQUE, AND BELGATE PRINTING AND COPY, INC., A WASHINGTON CORPORATION, DATED JANUARY 11, 1995, RECORDING NUMBER 9501110427.

PROPERTY DESCRIPTION (PARCEL NO. 570900-0065)

PER CHICAGO TITLE INSURANCE COMPANY TITLE REPORT ORDER NO. 1355680, DATED DECEMBER 24, 2012.

THE NORTH 143.00 FEET OF THE SOUTH 289.50 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 25 FEET THEREOF.

(ALSO KNOWN AS TRACT 2 AND THE SOUTH 21.50 FEET OF TRACT 3 IN BLOCK 3, MOUNTAIN VIEW TRACTS, AN UNRECORDED PLAT)

SPECIAL EXCEPTIONS: (NUMBER REFLECTS ITEM NUMBER IN SAID TITLE REPORT)

4. UNRECORDED LEASE, INCLUDING THE TERMS AND CONDITIONS THEREOF: LESSEE: AMERICAN TELEPHONE AND TELEGRAPH COMPANY DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9012311427

METHOD OF SURVEY

THE FIELD WORK PERFORMED FOR THIS SURVEY WAS CONDUCTED WITH THE USE OF A LEICA TCRA 1102 TOTAL STATION.

SURVEY PERFORMED FEBRUARY 19–22, 2013.

THIS SURVEY MEETS OR EXCEEDS THOSE STANDARDS CONTAINED IN WAC 332-130-090.

LEGEND

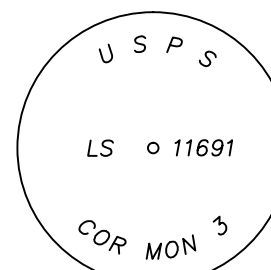
- FOUND PIN IN CONCRETE INSIDE STREET MONUMENT CASE.
- △ CALCULATED POSITION PER KING COUNTY RECORD OF SURVEY AF NO. 20020510900004.
- FOUND MONUMENT AS NOTED.

FLOOD ZONE NOTE

FLOOD ZONE: ZONE "X" - AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

PER FEMA FLOOD INSURANCE RATE MAP PANEL 652, MAP NUMBER 53033C0652 F, DATED MAY 16, 1995.

MONUMENT DETAIL



ALTA CERTIFICATE

TO CHICAGO TITLE INSURANCE COMPANY AND NEWPORT EQUITIES, LLC.; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE A ITEMS 3, 5, 8, AND 11(b). THE FIELD WORK WAS COMPLETED ON FEBRUARY 22, 2013.

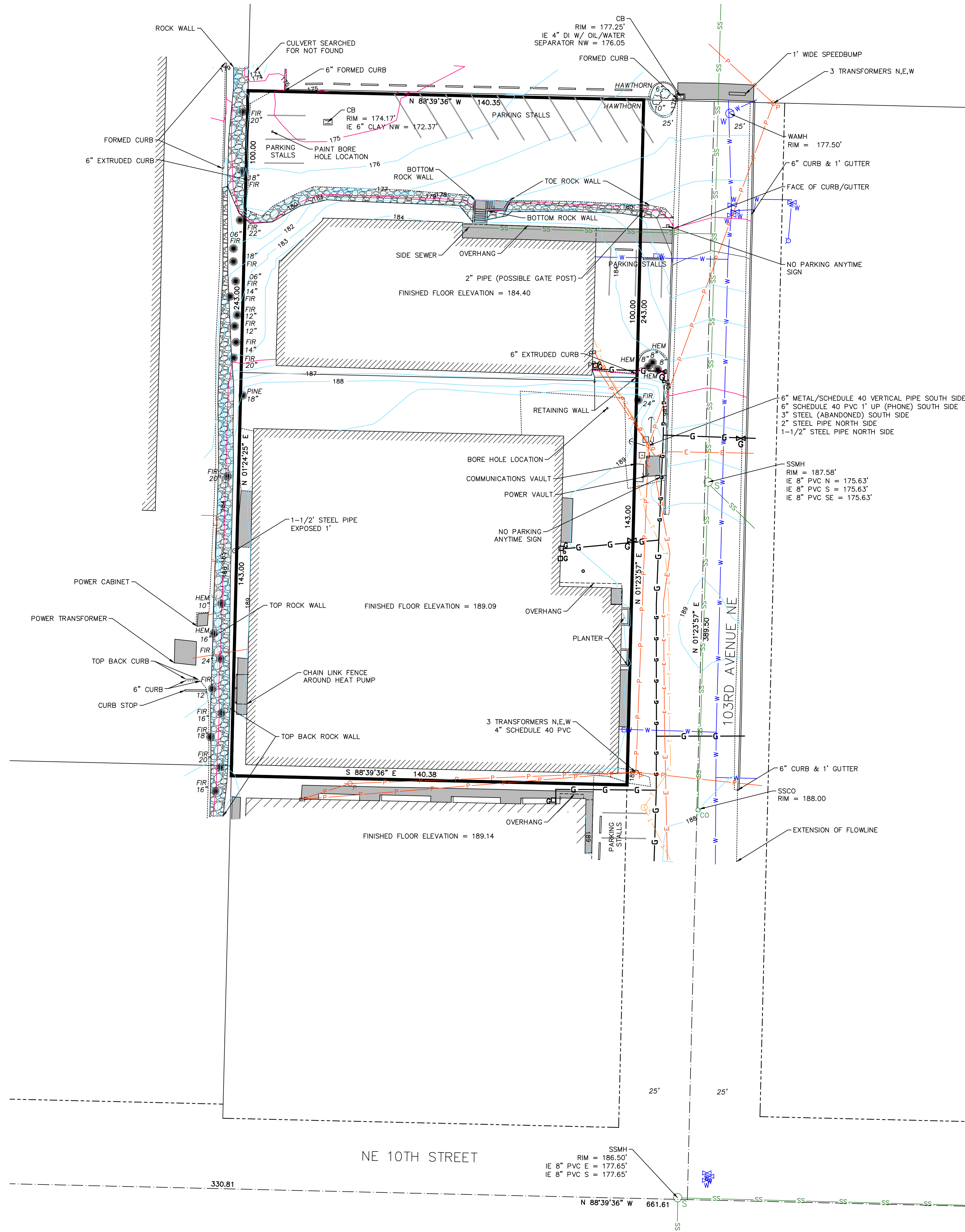
3-4-13
DATE

kpff
CONSULTING ENGINEERS
4200 6TH AVENUE SE, SUITE 309
LACEY, WASHINGTON 98503
(360) 292-7230 FAX (360) 292-7231

ALTA/ACSM LAND TITLE SURVEY
OF A PORTION OF
SEC. 29 TWP 25 N, R 5 E, W.M.,
AT THE REQUEST OF
NEWPORT EQUITIES

SCALE: 1" = 40'
JOB: 413013
DATE: 2/26/2013
SHEET 1 OF 2
S413013ALTA.DWG

ALTA/ACSM LAND TITLE SURVEY
NEWPORT EQUITIES
SW 1/4 SW 1/4 SECTION 29, TOWNSHIP 25N, RANGE 5 EAST, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



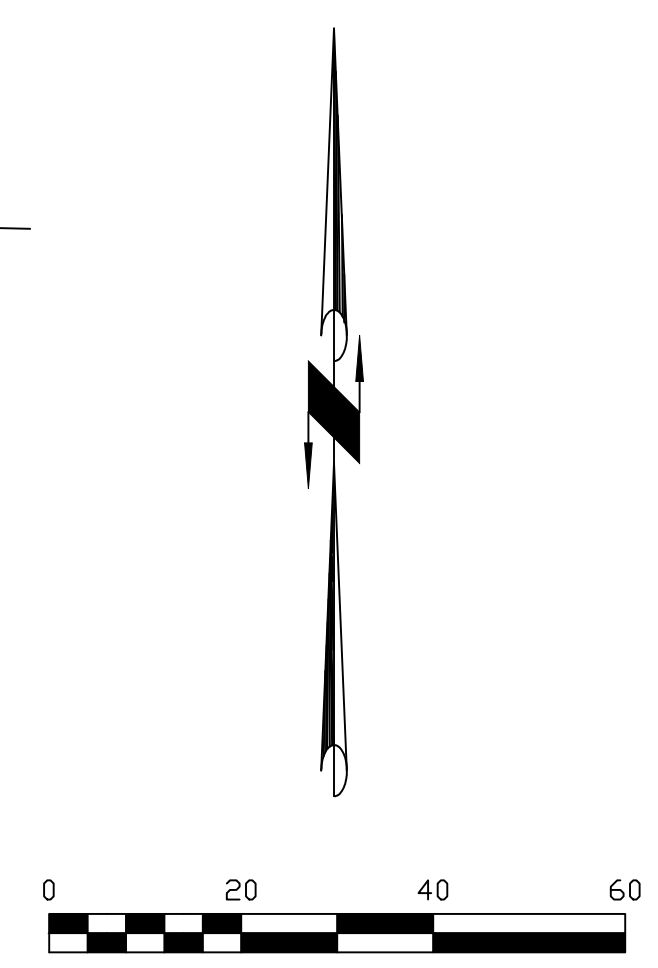
BASIS OF MERIDIAN:
WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83/91, NORTH ZONE, 4601.

VERTICAL DATUM:
NAVD 88

UTILITY NOTE:
UTILITIES SHOWN HEREON ARE PER KPFF ASBULTS OF SURFACE FEATURES IN CONJUNCTION WITH UNDERGROUND UTILITY LOCATES PERFORMED BY MT. VIEW LOCATING. ALL UNDERGROUND UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE ONLY.

METHOD OF SURVEY:
THE FIELD WORK PERFORMED FOR THIS SURVEY WAS CONDUCTED WITH THE USE OF A LEICA TORA 1102 TOTAL STATION. SURVEY PERFORMED FEBRUARY 19-22, 2013. THIS SURVEY MEETS OR EXCEEDS THOSE STANDARDS CONTAINED IN WAC 332-130-090.

- LEGEND:**
- DECIDUOUS TREE AS NOTED
 - FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - GAS VALVE
 - SANITARY SEWER MANHOLE
 - BOLLARD
 - WATER METER
 - SANITARY SEWER CLEANOUT
 - TELEPHONE MANHOLE
 - GAS METER
 - CATCH BASIN
 - POWER POLE
 - POWER METER
 - SIGN
 - GUY ANCHOR
 - JUNCTION BOX
 - CONIFER AS NOTED
 - OVERHEAD TELEPHONE
 - OVERHEAD POWER
 - WATER
 - GAS
 - UNDERGROUND POWER
 - CHAIN LINK FENCE
 - SANITARY SEWER
 - ROCK WALL
 - BUILDING
 - CONCRETE



ALTA CERTIFICATE

TO CHICAGO TITLE INSURANCE COMPANY AND NEWPORT EQUITIES, LLC: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE A (ITEMS 3, 5, 8, AND 11(D)). THE FIELD WORK WAS COMPLETED ON FEBRUARY 22, 2013.

DATE 3-4-13

kpff CONSULTING ENGINEERS
4200 6TH AVENUE SE, SUITE 309
LACEY, WASHINGTON 98503
(360) 292-7230 FAX (360) 292-7231

ALTA/ACSM LAND TITLE SURVEY
OF A PORTION OF
SEC. 29 TWP 25 N, R 5 E, W.M.,
AT THE REQUEST OF
NEWPORT EQUITIES

SCALE: 1" = 20'
JOB: 413013
DATE: 2/26/2013
SHEET 2 OF 2
S413013TOP0BM.DWG

X:\113001-113250\113053 (103rd Ave Apartments)\CADD\Design\CG C000-103 COVER.dwg
Aug 05, 2013 - 3:47pm
samd

SURVEY INFORMATION:

PROPERTY DESCRIPTION (PARCEL NO. 570900-0073)

PER CHICAGO TITLE INSURANCE COMPANY TITLE REPORT ORDER NO. 1356466, DATED JANUARY 23, 2013.

THE NORTH 100 FEET OF THE SOUTH 389.50 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 25 FEET THEREOF.

(BEING KNOWN AS LOT 3, BLOCK 3, MOUNTAIN VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF, EXCEPT THE SOUTH 21.50 FEET THEREOF).

SPECIAL EXCEPTIONS: (NUMBERS REFLECT ITEM NUMBERS IN SAID TITLE REPORT)

1. RIGHT TO ENTER SAID PREMISES TO MAKE REPAIRS, AND THE RIGHT TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO UTILITY LINES LOCATED ON PROPERTY ADJOINING SAID PREMISES, AS GRANTED BY INSTRUMENT UNDER RECORDING NUMBER 2993981.

7. UNRECORDED LEASE, INCLUDING THE TERMS AND CONDITIONS THEREOF. LESSOR: JERRY H. SELLER AND BEVERLY J. SELLER. LESSEE: BELGATE PRINTING AND COPY, A PARTNERSHIP. SAID LEASE IS DISCLOSED BY NOVATION RECORDED UNDER RECORDING NUMBER 9501110427. THE LESSEES'S INTEREST IN SAID LEASE IS NOW HELD OF RECORD BY ASSIGNEE: GAIL LEQUE, AND BELGATE PRINTING AND COPY, INC., A WASHINGTON CORPORATION, DATED JANUARY 11, 1995, RECORDING NUMBER 9501110427.

PROPERTY DESCRIPTION (PARCEL NO. 570900-0065)

PER CHICAGO TITLE INSURANCE COMPANY TITLE REPORT ORDER NO. 1355680, DATED DECEMBER 24, 2012.

THE NORTH 143.00 FEET OF THE SOUTH 289.50 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 25 FEET THEREOF.

(ALSO KNOWN AS TRACT 2 AND THE SOUTH 21.50 FEET OF TRACT 3 IN BLOCK 3, MOUNTAIN VIEW TRACTS, AN UNRECORDED PLAT).

SPECIAL EXCEPTIONS: (NUMBER REFLECTS ITEM NUMBER IN SAID TITLE REPORT)

4. UNRECORDED LEASE, INCLUDING THE TERMS AND CONDITIONS THEREOF: LESSEE: AMERICAN TELEPHONE AND TELEGRAPH COMPANY DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9012311427

BASIS OF MERIDIAN:
WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83/91, NORTH ZONE, 4601.

VERTICAL DATUM:
NAVD 88

METHOD OF SURVEY:
THE FIELD WORK PERFORMED FOR THIS SURVEY WAS CONDUCTED WITH THE USE OF A LEICA TCRA 1102 TOTAL STATION.

SURVEY PERFORMED FEBRUARY 19-22, 2013.


103RD AVENUE APARTMENTS

SW 1/4 OF THE SW 1/4 OF SEC. 29, TWP. 25N., RGE. 5E., W.M.

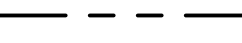
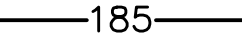

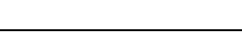

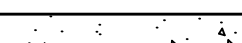
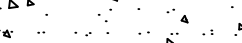
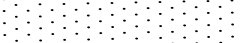
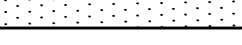

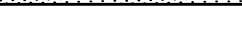


PRELIMINARY CLEARING AND GRADING PLAN

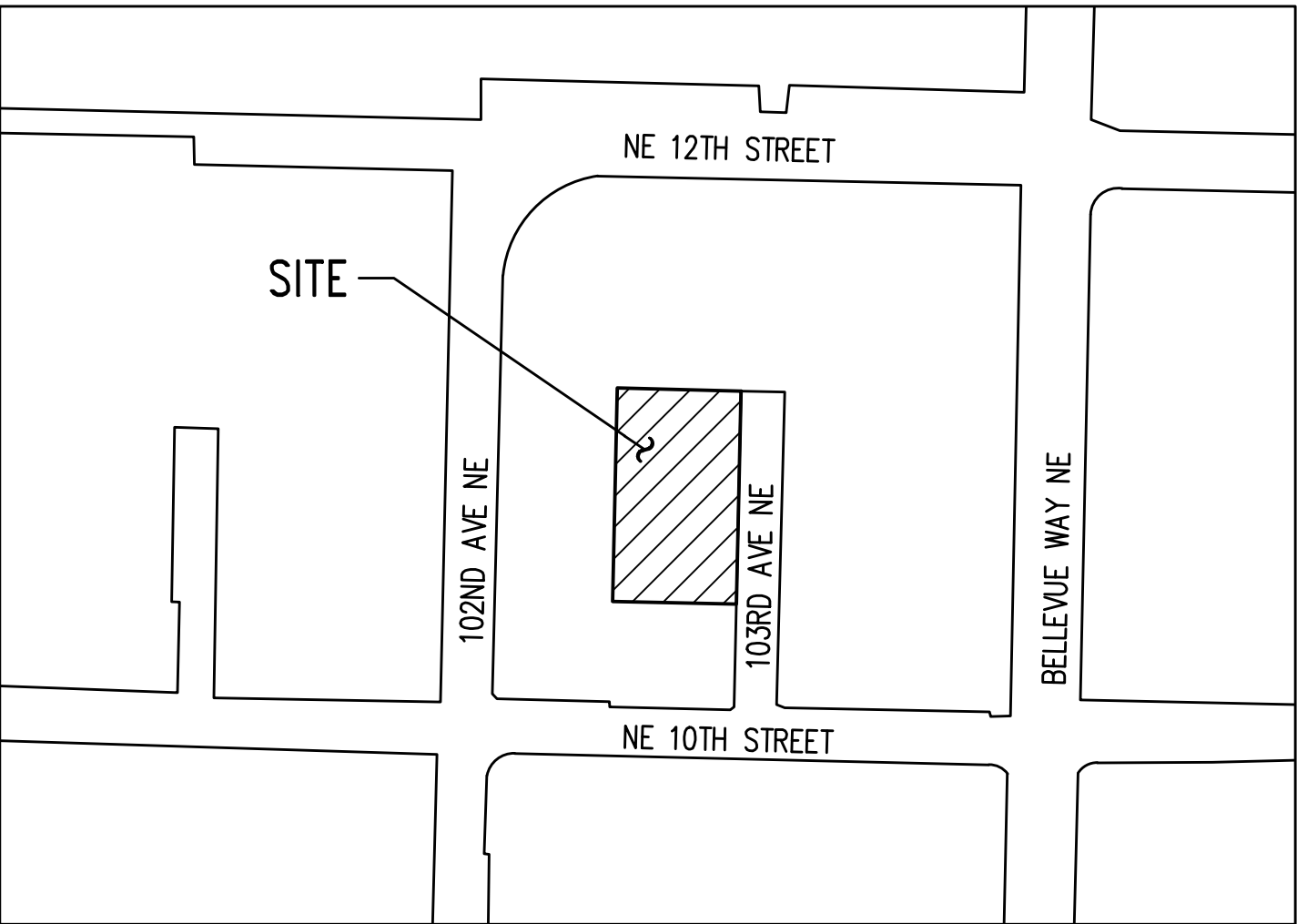
LEGEND

EXISTING:

	DECIDUOUS TREE AS NOTED
	FIRE HYDRANT
	WATER VALVE
	WATER MANHOLE
	GAS VALVE
	SANITARY SEWER MANHOLE
	BOLLARD
	WATER METER
	SANITARY SEWER CLEANOUT
	TELEPHONE MANHOLE
	GAS METER
	CATCH BASIN
	POWER POLE
	POWER METER
	SIGN
	GUY ANCHOR
	JUNCTION BOX
	CONIFER AS NOTED
	OVERHEAD TELEPHONE
	OVERHEAD POWER
	WATER
	GAS
	UNDERGROUND POWER
	CHAIN LINK FENCE
	SANITARY SEWER
	ROCK WALL
	BUILDING

PROPOSED:

	PROPERTY LINE
	185 CONTOUR LINE
	PEDESTRIAN SIGHT LINE
	CONCRETE CURB AND GUTTER
	SAWCUT LINE
	CEMENT CONCRETE
	ASPHALT PAVEMENT OVERLAY
	ASPHALT PAVEMENT
	STORM DRAINAGE LINE
	GAS SERVICE LINE
	WATER LINE
	WATER METER
	PIV



VICINITY MAP

SCALE: 1" = 200'±

DRAWING INDEX

SHEET #	DRAWING TITLE
C000	COVER SHEET
C101	T.E.S.C. PLAN
C201	GRADING AND STORM DRAINAGE PLAN

ABBREVIATIONS:

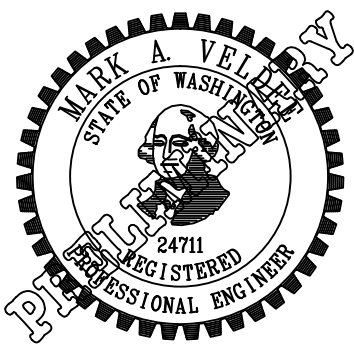
@	AT	GD	GRADE
APPROX.	APPROXIMATE	HMA	HOT MIXED ASPHALT
BOC	BACK OF CURB	IE	PIPE INVERT ELEVATION
BW	GROUND ELEVATION AT	MAX	MAXIMUM
	BOTTOM OF WALL/ BACK OF	MIN	MINIMUM
	WALK	NE	NORTHEAST
CB	CATCH BASIN	PIV	POST INDICATOR VALVE
CO	CLEAN OUT	PL	PROPERTY LINE
COB	CITY OF BELLEVUE	POC	POINT OF CONNECTION
CL	CLASS	PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE	RR	RAILROAD
CSBC	CRUSHED SURFACING BASE	SD	STORM DRAIN
	COURSE	SF	SQUARE FEET
CSTC	CRUSHED SURFACING TOP	SS	SANITARY SEWER
	COURSE	STA	STATION
DI	DUCTILE IRON PIPE	STD	STANDARD
DIA	DIAMETER	TC	TOP OF CURB
DWG	DRAWING	TESC	TEMPORARY EROSION AND
ELEV	ELEVATION		SEDIMENTATION CONTROL
EX/EXIST	EXISTING	TW	GROUND ELEVATION AT TOP
FDC	FIRE DEPARTMENT		OF WALL
	CONNECTION	TYP	TYPICAL
FF	FINISHED FLOOR	W	WATER
FOC	FACE OF CURB	W/	WITH
FT	FEET		

UTILITY GRID # E-6
PERMIT # 13-106707-08

NO	DATE	BY	APPR	REVISIONS
1	8.6.13			DR PERMIT REVISION

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MAV	08/06/13
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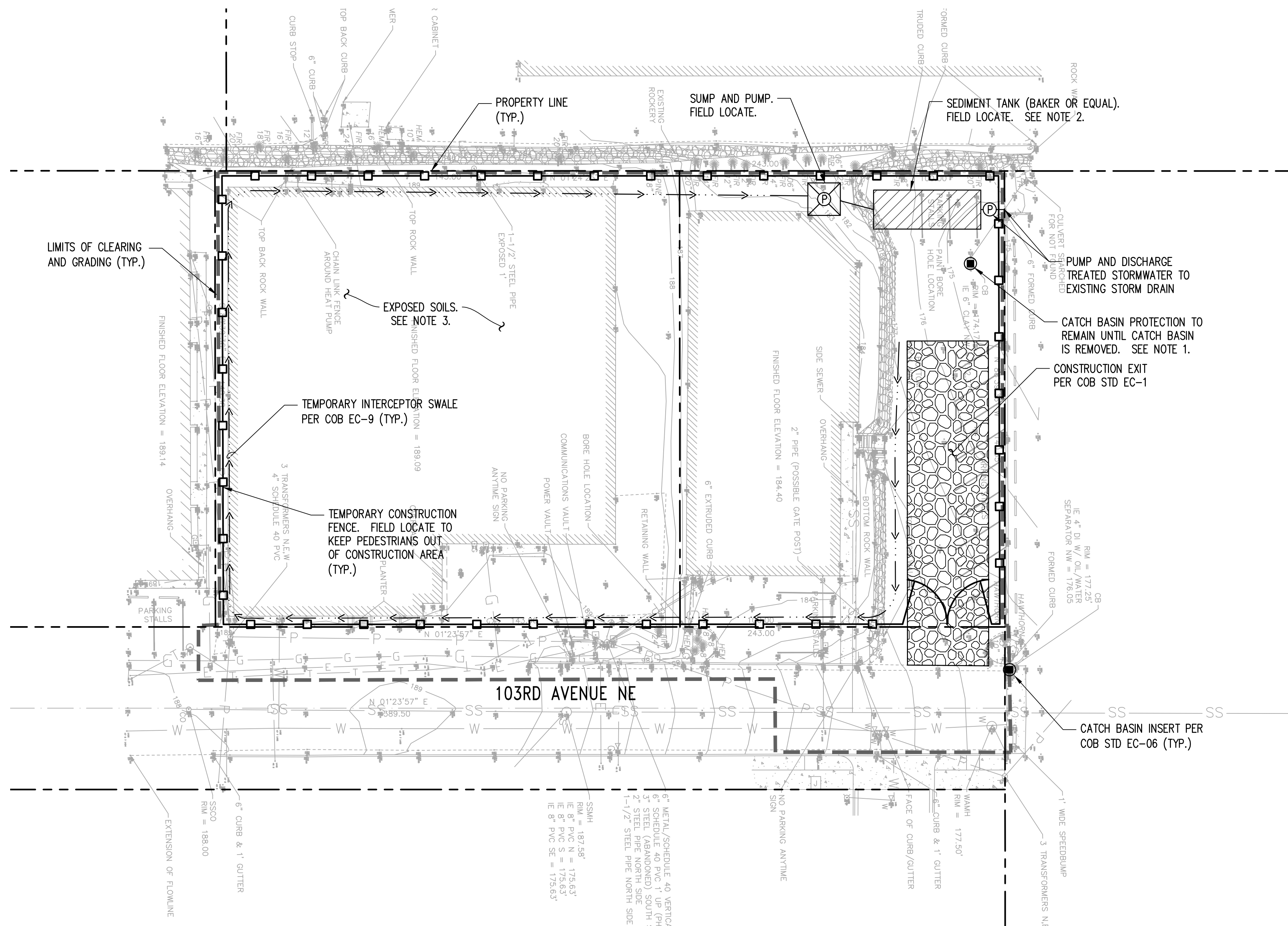
103RD AVENUE APARTMENTS

1019 AND 1035 103RD AVE NE
BELLEVUE, WA 98004








COVER SHEET

SEC 29 TWP 25 RGE 5 SHT C000

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LEGEND:

-  CONSTRUCTION FENCE
 LIMITS OF CLEARING AND GRADING
 INTERCEPTOR SWALE
 FORCE MAIN
 REINFORCED SILT FENCE
 PER COB STD. DETAIL EC-S
 TEMPORARY CONSTRUCTION
 ENTRANCE PER COB STD.
 PLAN EC-1
 CATCH BASIN PROTECTION

NOTES:

1. CUT AND PROTECT STORM DRAIN SERVICE AT PROPERTY LINE FOR USE DURING CONSTRUCTION AND FOR PROPOSED BUILDING SERVICE.
2. SETTLING TANK(S) SHALL HAVE A MINIMUM TOTAL CAPACITY OF 9,050 GALLONS. CONTRACTOR SHALL MONITOR DISCHARGE FLOW AND WATER QUALITY TO MEET CITY OF BELLEVUE TURBIDITY REQUIREMENTS.
3. PROVIDE COVERING FOR SLOPES AND STOCKPILES PER CITY OF BELLEVUE STANDARD EC-14 (OR EQUAL).

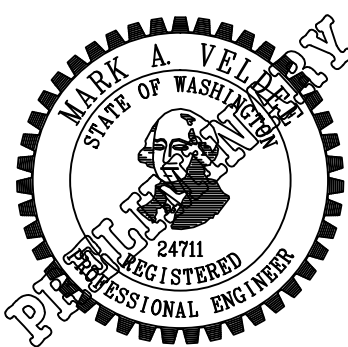
UTILITY GRID # E-6

PERMIT # 13-106707-08

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103RD AVENUE APARTMENTS

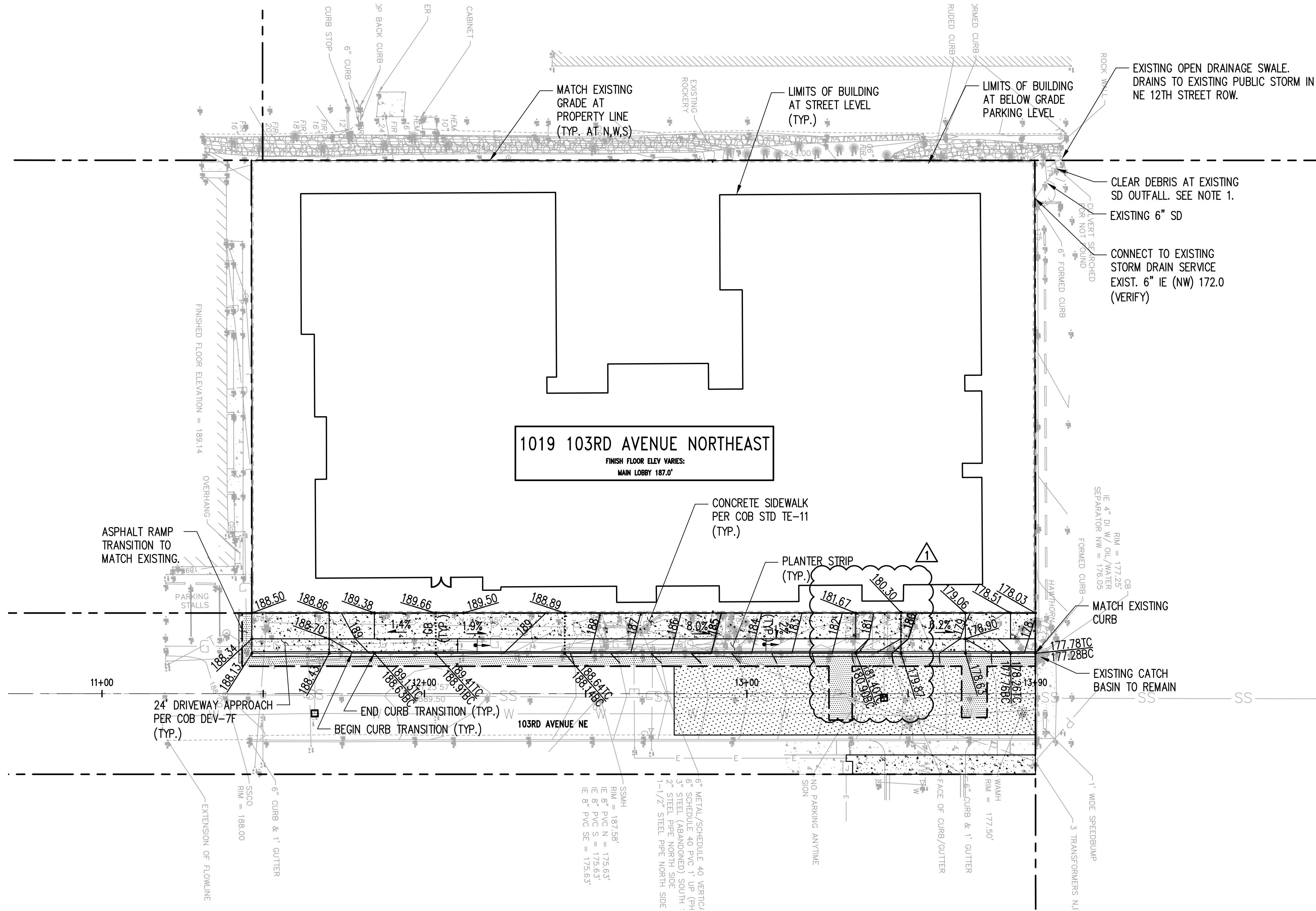
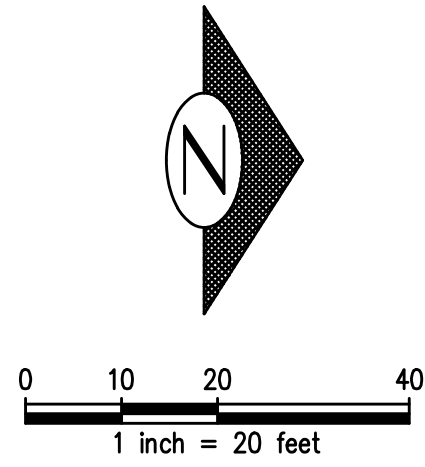
1019 AND 1035 103RD AVE NE
BELLEVUE, WA 98004

PRELIMINARY TESC PLAN

SEC 29 TWP 25 RGE 5	SHT C101
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Aug 06, 2013 - 7:50am
samd



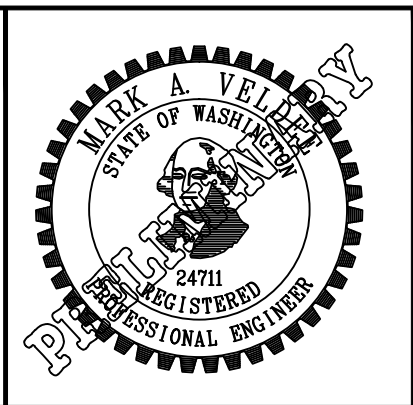
UTILITY GRID # E-6
PERMIT # 13-106707-08

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**103RD AVENUE
APARTMENTS**
1019 AND 1035 103RD AVE NE
BELLEVUE, WA 98004

**PRELIMINARY
GRADING AND
DRAINAGE PLAN**
SEC 29 TWP 25 RGE 5 SHT C201

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Aug 05, 2013 - 3:46pm
somed

SURVEY INFORMATION:

PROPERTY DESCRIPTION (PARCEL NO. 570900-0073)

PER CHICAGO TITLE INSURANCE COMPANY TITLE REPORT ORDER NO. 1356466, DATED JANUARY 23, 2013.

THE NORTH 100 FEET OF THE SOUTH 389.50 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 25 FEET THEREOF.

(BEING KNOWN AS LOT 3, BLOCK 3, MOUNTAIN VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF, EXCEPT THE SOUTH 21.50 FEET THEREOF).

SPECIAL EXCEPTIONS: (NUMBERS REFLECT ITEM NUMBERS IN SAID TITLE REPORT)

1. RIGHT TO ENTER SAID PREMISES TO MAKE REPAIRS, AND THE RIGHT TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO UTILITY LINES LOCATED ON PROPERTY ADJOINING SAID PREMISES, AS GRANTED BY INSTRUMENT UNDER RECORDING NUMBER 2993981.

7. UNRECORDED LEASE, INCLUDING THE TERMS AND CONDITIONS THEREOF. LESSOR: JERRY H. SELLER AND BEVERLY J. SELLER. LESSEE: BELGATE PRINTING AND COPY, A PARTNERSHIP. SAID LEASE IS DISCLOSED BY NOVATION RECORDED UNDER RECORDING NUMBER 9501110427. THE LESSEES'S INTEREST IN SAID LEASE IS NOW HELD OF RECORD BY ASSIGNEE: GAIL LEQUE, AND BELGATE PRINTING AND COPY, INC., A WASHINGTON CORPORATION, DATED JANUARY 11, 1995, RECORDING NUMBER 9501110427.

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VERTICAL DATUM:
NAVD 88

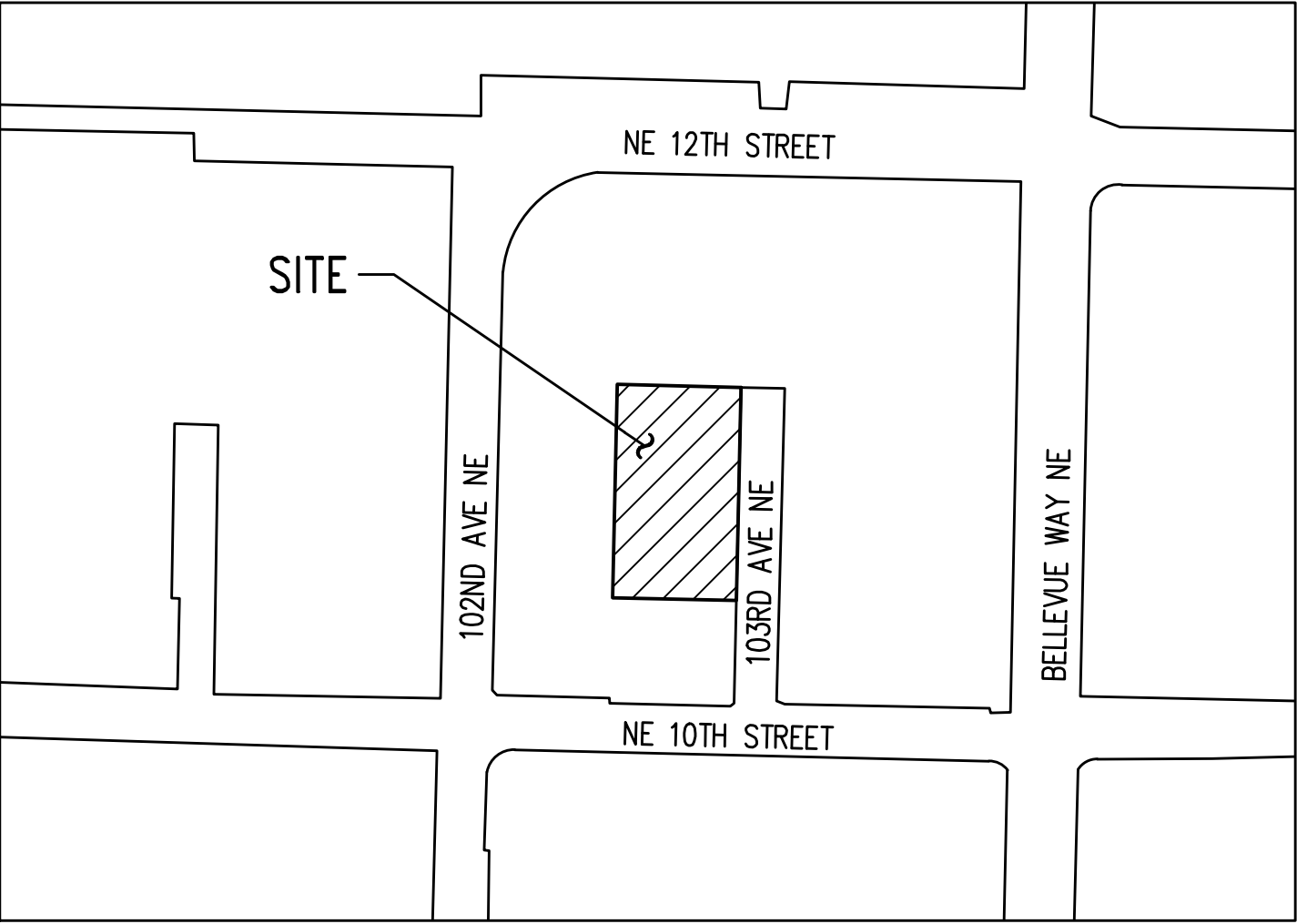
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SURVEY PERFORMED FEBRUARY 19-22, 2013.

103RD AVENUE APARTMENTS

SW 1/4 OF THE SW 1/4 OF SEC. 29, TWP. 25N., RGE. 5E., W.M.

PRELIMINARY STREET LIGHTING PLAN



VICINITY MAP

SCALE: 1" = 200'±



DRAWING INDEX

SHEET #	DRAWING TITLE
C000	COVER SHEET
C501	STREET LIGHTING PLAN

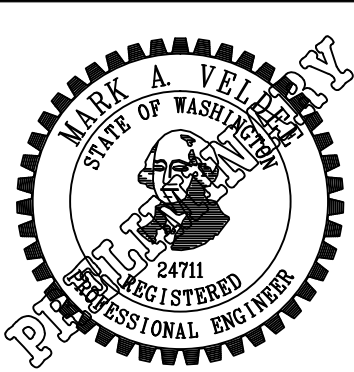
ABBREVIATIONS:

@	AT	GD	GRADE
APPROX.	APPROXIMATE	HMA	HOT MIXED ASPHALT
BOC	BACK OF CURB	IE	PIPE INVERT ELEVATION
BW	GROUND ELEVATION AT	MAX	MAXIMUM
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CB	CATCH BASIN	PIV	POST INDICATOR VALVE
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COB	CITY OF BELLEVUE	POC	POINT OF CONNECTION
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CSTC	CRUSHED SURFACING TOP	SS	SANITARY SEWER
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EX/EXIST	EXISTING	TW	GROUND ELEVATION AT TOP
FDC	FIRE DEPARTMENT		OF WALL
	CONNECTION	TYP	TYPICAL
FF	FINISHED FLOOR	W	WATER
FOC	FACE OF CURB	W/	WITH
FT	FEET		

UTILITY GRID # E-6
PERMIT # 13-106707-08

NO	DATE	BY	APPR	REVISIONS
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103RD AVENUE APARTMENTS

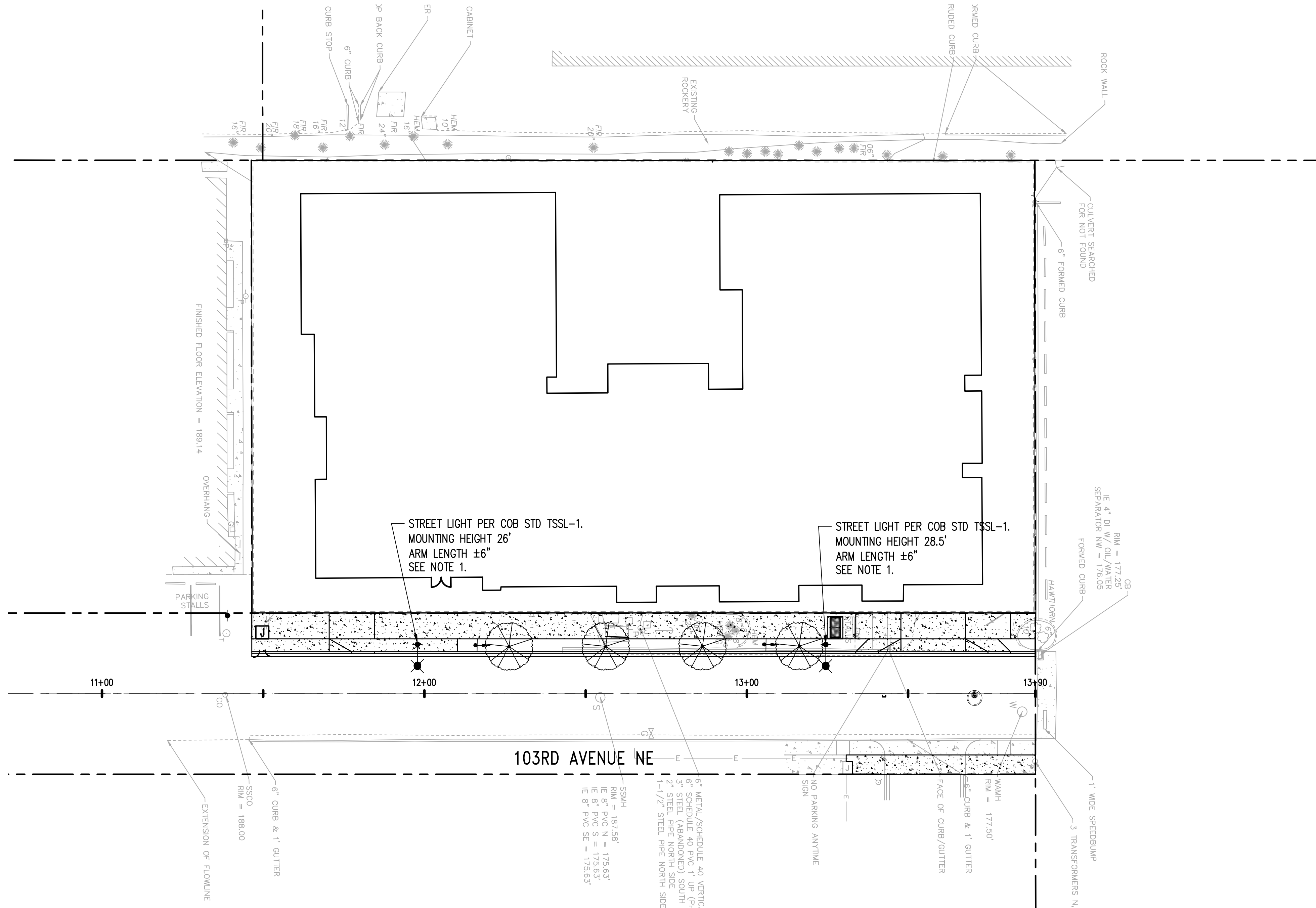
1019 AND 1035 103RD AVE NE
BELLEVUE, WA 98004

COVER SHEET

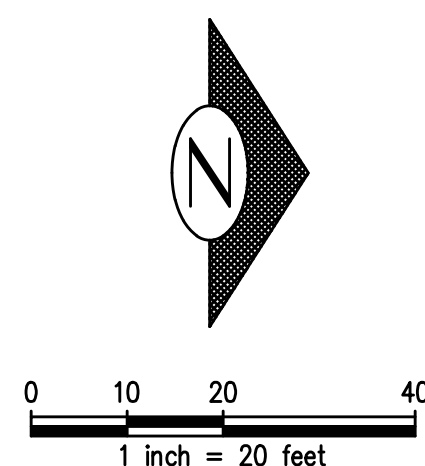
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Aug 05, 2013 - 3:51pm smd



- NOTES:**
1. FIXTURES SHALL BE LED KIM LIGHTING CURVILINEAR CUTOFF SERIES (CCS) TYPE III, 17 INCH DIAMETER SIZE (60 LED QUANTITY), WITH COLOR TEMPERATURE OF 5000K, OR CITY OF BELLEVUE APPROVED EQUAL.



UTILITY GRID # E-6
PERMIT # 13-106707-08

NO	DATE	BY	APPR	REVISIONS
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103RD AVENUE APARTMENTS

1019 AND 1035 103RD AVE NE
BELLEVUE, WA 98004

PRELIMINARY STREET LIGHTING PLAN

SEC <u>29</u> TWP <u>25</u> RGE <u>5</u>	SHT <u>C601</u>
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NAVD 88

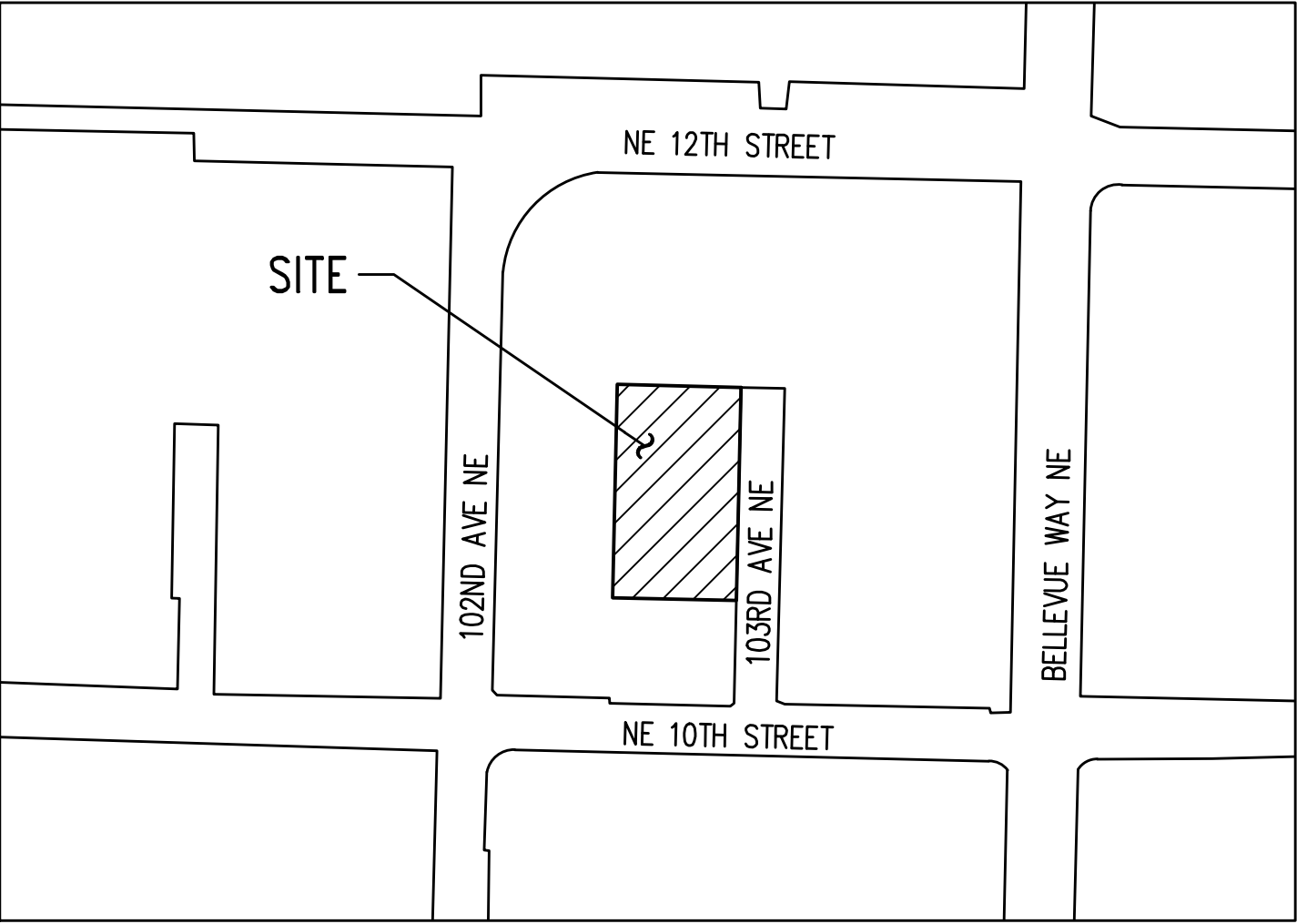
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103RD AVENUE APARTMENTS

SW 1/4 OF THE SW 1/4 OF SEC. 29, TWP. 25N., RGE. 5E., W.M.

PRELIMINARY ROAD PLAN



VICINITY MAP

SCALE: 1" = 200'±



DRAWING INDEX

SHEET #	DRAWING TITLE
C000	COVER SHEET
C301	ROAD PLAN

ABBREVIATIONS:

@	AT	GD	GRADE
APPROX.	APPROXIMATE	HMA	HOT MIXED ASPHALT
BOC	BACK OF CURB	IE	PIPE INVERT ELEVATION
BW	GROUND ELEVATION AT BOTTOM OF WALL/ BACK OF WALK	MAX	MAXIMUM
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FT	FEET		

UTILITY GRID # E-6
PERMIT # 13-106707-08

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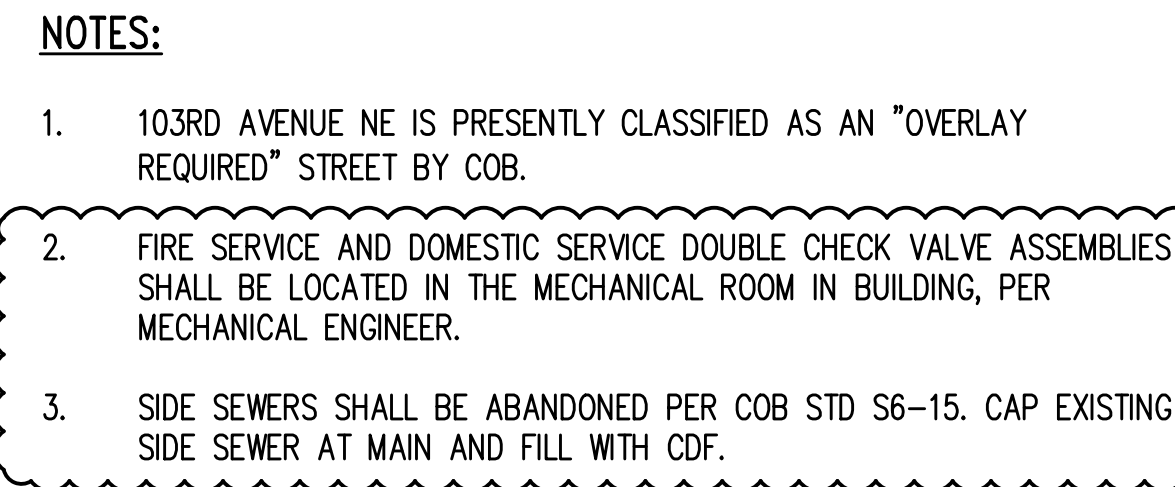
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1019 AND 1035 103RD AVE NE
BELLEVUE, WA 98004

COVER SHEET

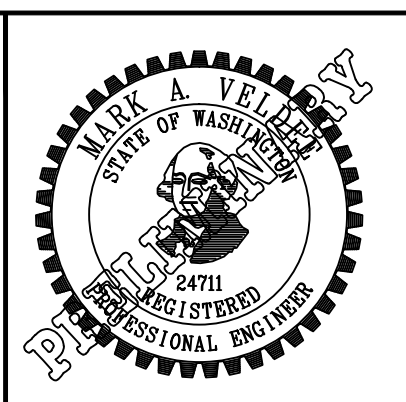
SEC 29 TWP 25 RGE 5 SHT C000



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Seattle, Washington 98101-3665
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PRELIMINARY ROAD PLAN


SEC 29 TWP 25 RGE 5	SHT C301
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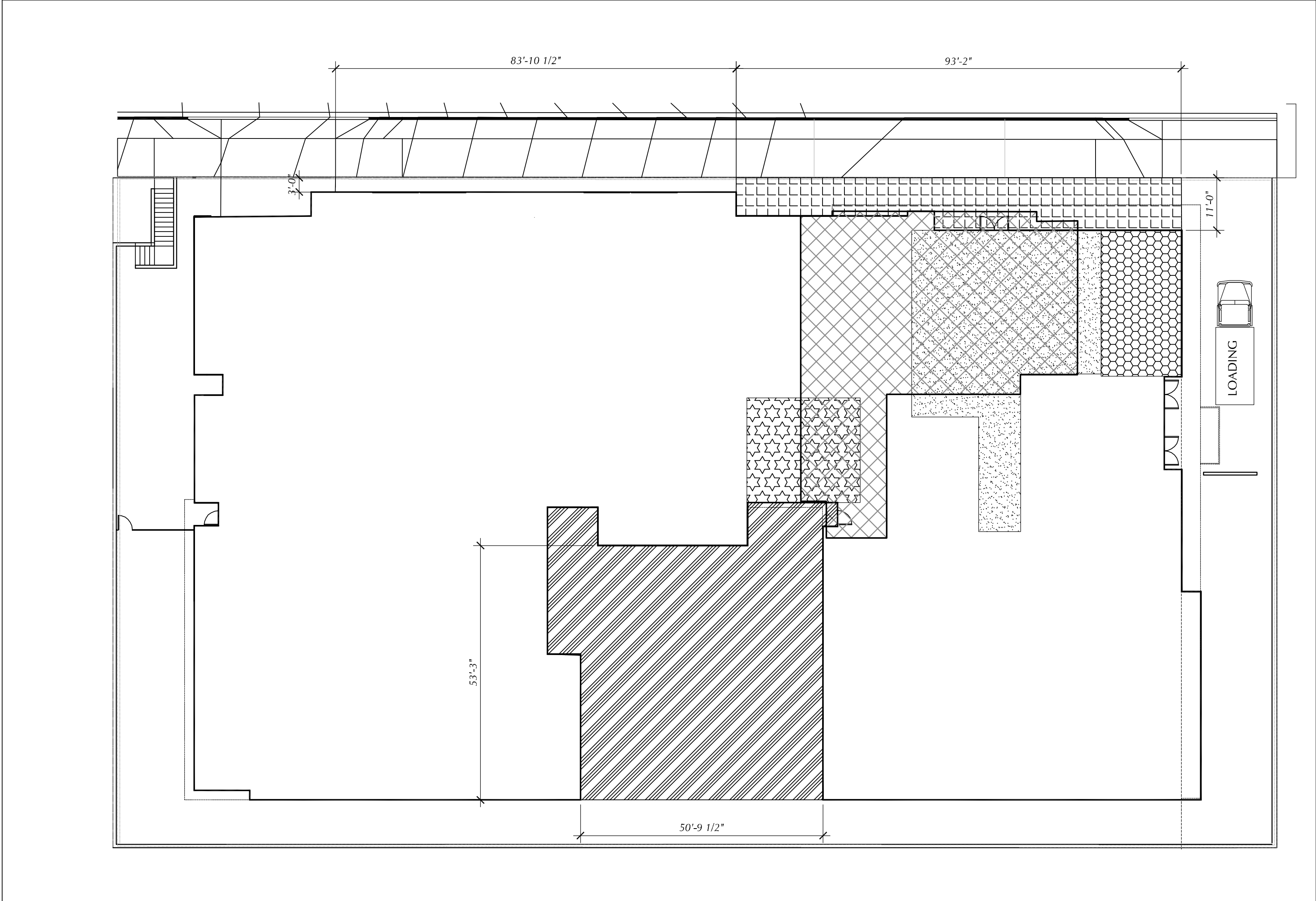
GENERAL CODE INFORMATION		PROJECT PARAMETERS	
Applicable Code:	2012 International Building Code with WA State and Bellevue Amendments 2012 International Mechanical Code 2012 International Fire Code 2012 International Fuel Gas Code 2012 WA State Energy Code 2008 National Electrical Code 2012 Uniform Plumbing Code (enforced by Seattle-King County Public Health)		
Accessibility Code:	ICC A17.1: 2009 with Amendments and Fair Housing Act		
Jurisdiction:	City of Bellevue		
Plan Review Numbers:	13-115778 LD		
GENERAL BUILDING INFORMATION			
Construction Type:	Type IA, Type VA		
Occupancy:	S-2; A-3; R-2		
BUILDING CODE INFORMATION			
Chapter 1 - Administrative Requirements			
Means of Egress Plan:	Required showing occupants per floor and room.		
Deferred Submittals:	Allowed if approved in advance by building official.		
Required Inspections:	Foundation Inspection (110.3.1)		
	Concrete Slab and under-floor inspections (110.3.2)		
	Frame Inspection (110.3.4)		
	Gypsum Board Assemblies for shear and fire walls (110.3.5)		
	Energy Efficient Inspection (110.3.7)		
	Final Inspection (110.3.10)		
	Special Inspection - Concrete Construction (1705.3)		
	Special Inspection - Wood Construction (1705.5)		
	Special Inspection - Soils (1705.6)		
Chapter 3 - Use and Occupancy Classification			
Occupancy Classifications:	Assembly: A-3 (303) Apartment Building: R-2 (310) Parking Garage: S-2 (311)		
Chapter 4 - Special Detailed Requirements Based on Use and Occupancy			
Parking Garages:	The clear height of each floor level in vehicle and pedestrian traffic areas shall not be less than 7'-0" (406.4.1)		
	Parking garages shall be separated from other occupancies in accordance with Section 508.1 (406.4.6)		
	A mechanical ventilation system shall be provided in accordance with the International Mechanical Code. (406.6.2)		
Residential Occupancy:	Walls separating dwelling units shall comply with Section 708, Fire Partitions (420.2) Floor/ceiling assemblies separating dwelling units shall comply with section 711, Horizontal Assemblies (420.3)		
Chapter 5 - General Building Heights and Areas			
Premises Identification:	Numbers shall be a minimum of 4" high with a minimum stroke width of 0.5" (501.2), legible from the street / roadway (501.2)		
Area of Building (Definition):	The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above		
Basement (Definition):	A story that is not a story above grade plane		
Grade Plane (Definition):	A reference plane representing the average of finished ground level adjoining the building at exterior walls.		
Story Above Grade Plane:	Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the next floor above is: More than 6 feet above grade plane; More than 12 feet above finished ground level for more than 25 feet of the perimeter.		
Building Height (Definition):	The vertical distance from grade plane to the average height of the highest roof surface. (502.1)		
Allowable Height and Building Areas:	50 Feet (70 Feet with Sprinkler Increase) 3 story for VA (5-story with Sprinkler Increase and stair pressurization per 504.3) 12,000 s.f. per floor		
Allowable Height:	Type VA = 70' Max Height with Sprinkler Increase		
Allowable Stories:			
Allowable Areas:			
Height Modifications:	Where a building is equipped throughout with an approved NFPA 13 automatic sprinkler system, the maximum height is increased by 20 feet and the maximum number of stories is increased by one. (504.2)		
	NFPA 13 System provided		
	For Group R-2 occupancies in buildings of Type VA construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the maximum number of stories permitted in the Section 504.2 may be increased by one provided the interior exit stairways and ramps are pressurized in accordance with Section 909.20 and 909.11		
	Stair pressurization provided. A Smoke Control Concept (424) submittal must be approved prior to the submittal of the garage or building permit.		
Rooftop Structures (504.4):			
Area Modifications:			
Frontage Increase:	May extend up 20' above the height limit		
Enter Assumptions:			
	506.2 Equation 5-2 F = Building perimeter that fronts on a public way or open space having 20 feet open minimum width = 243 feet P = Perimeter of entire building = 764 feet W = Width of public way or open space. W must be at least 20 feet = 30 feet Frontage Increase (Rt) = .07 (s) = 2 for multistory		
Calculation:			
Sprinkler Increase:	501.1 Equation 5-1 AQ = Tabular area per floor = 12,000 (f) = Frontage Increase = .07 (s) = Sprinkler Increase = 2		
Area Increase:			
Known Values:	Allowable area per floor = 36,840 sf Proposed area per floor (max) = 22,700 sf		
Calculation:	Multiplier for 3 story sprinklered building = 3 Total Allowable Area: 110,520 sf Total Proposed Area (Type IIA): 113,500 sf		
Total Allowable Area:	Building will have Fire Wall, so each building will be under allowed area		
Proposed Building Area:			
Podium Building:	Horizontal Building Allowance (510.2): A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction where all the following are met: 1. The buildings are separated with a horizontal assembly having a fire-resistance rating of not less than 3 hours. 2. The building below the horizontal assembly is not greater than one story above grade plane. 3. The building below the horizontal assembly is of Type IA construction. 4. Shaft, stairway, ramp and escalator enclosures through the horizontal assembly shall have not less than a 2-hour fire-resistance rating with opening protectives in accordance with 716.5. 5. The buildings above the horizontal assembly shall be permitted to be group R-2. 6. The building below the horizontal assembly shall be protected throughout by an approved automatic sprinkler system in accordance with Section 903.3.1.1, and shall be permitted to be of any of the following occupancies: Group S-2 parking garage, Multiple Group A, each with an occupant load of less than 300, Group B, Group M, Group R and uses incidental to the operation of the building. 7. The maximum building height in feet shall not exceed the limits set forth in Section 503 for the building having the smaller allowable height as measured from the grade plane.		

Chapter 6 - Types of Construction		
Fire Resistive Rating Requirements (Table 601)		
	Type IA Construction 3-hour	Type VA Construction 1-hour
Structural Frame:		
Bearing Walls:	3-hour	1-hour
Exterior:	3-hour	1-hour
Interior:		
Non-Bearing Walls:	See Below	See Below
Exterior:	Non-rated	Non-rated
Interior:	2-hour	1-hour
Floor Construction:	1 1/2-hour	1-hour
Roof Construction:		
Fire Resistive Requirements for Exterior Walls based on Fire Separation Distance (Table 602)		
	Type IA Construction Assume R Occupancy	Type VA Construction Assume R Occupancy
Less than 5 feet:	1-hour	1-hour
5 feet to 10 feet:	1-hour	1-hour
10 feet to 30 feet:	1-hour	1-hour
more than 30 feet:	Non-rated	Non-rated
Chapter 7 - Fire-Resistive Rated Construction		
Column Protection (704.2):	Individual Protection Required	
Protection of the Primary Structural Frame (704.3)	Individual Protection Required	
Exterior Walls (705)		
Projections:	Projections from building area of Type VA construction shall be of any approved material.	
Fire Resistive Ratings:	The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet shall be rated for exposure to the fire from the inside. The required fire-resistance rating of exterior walls with a fire separation distance of less than 10 feet shall be rated for exposure to fire from both sides. (705.5)	
Allowable area of Openings:	In buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the maximum allowable area of unprotected openings shall be the same as the tabulated limitations for protected openings. (704.8.1)	
Max Opening area:	Table 705.8 Not Permitted	Assumes fully sprinklered building
0 to 3 feet:	15%	
3 to 5 feet:	25%	
5 to 10 feet:	25%	
10 to 15 feet:	45%	
15 to 20 feet:	75%	
20 to 25 feet:	No Limit	
25 to 30 feet:	No Limit	
30 feet plus:	No Limit	
Vertical separation of openings:	Vertical separation of openings not required per 705.8.5 Exception 2, the building is equipped throughout with automatic sprinkler system in accordance with Section 903.3.1.1.	
Parapets	Parapets shall have the same fire-resistance rating as required for the supporting wall, and on any side adjacent to a roof surface, shall have noncombustible faces for the uppermost 18 inches. The height of the parapet shall not be less than 30 inches above the point where the roof surface and wall intersect. (705.11.1)	
		Only required on the north, west, and south facades of the building that are adjacent to the interior property line, where the exterior wall is required to be rated due to fire separation distance per table 602.
Fire Walls (706)		
Structural Stability -	Fire walls shall have sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall for the duration of time indicated by the required fire-resistance rating or shall be constructed as double fire walls in accordance with NFPA 221.	
Fire Resistive Rating (706.4)	2-hour rating for Type VA construction	
Horizontal Continuity (706.5)	Exception #3 - Fire walls may terminate at the interior surface of noncombustible exterior sheathing where the building on each side of the fire wall is protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or Section 903.3.1.2	
Exterior Walls (706.5.1)	Option 2 - Such protection is not required for exterior walls terminating at fire walls that form an angle equal to or greater than 180 degrees.	
Horizontal Projecting Elements (706.5.2)	Fire Walls shall extend to the outer edge of horizontal projecting elements such as balconies, roof overhangs, canopies and similar projections that are within 4 ft of the fire wall.	
Vertical Continuity (706.6)	Exception #2 Two-hour fire resistive rated walls shall be permitted to terminate at the underside of the roof sheathing, deck or slab, provided: the entire span of supporting elements for the rated roof assembly has a fire resistance rating of not less than 1 hour and openings in the roof shall not be located within 4 feet of the fire wall and each building shall be provided with not less than a Class B roof covering. Exception #5 In buildings designed in accordance with Section 509.2, fire walls located above the 3-hour horizontal assembly required by 509.2, Item 1 shall be permitted to extend from the top of the this horizontal assembly	
Fire Barriers	Fire barriers shall extend from the top of the foundation of floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above and shall be securely attached thereto. Such fire barriers shall be continuous through concealed spaces, such as the space above a suspended ceiling. (707.5) The fire barriers enclosing elevator equipment and machine rooms shall have a fire resistance rating of not less than 1-hour. Automatic closing doors are not permitted.	
		Stair and Elevator shaft walls are fire barriers
Shaft Enclosures (713)	Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more. (713.4) Exterior walls: Where exterior walls serve as a part of the required shaft enclosure, such wall shall comply with the requirements of Section 705 for exterior walls and the fire-resistance-rated enclosure requirements shall not apply. (713.6) Penetrations of fire barriers shall comply with Section 714. Penetrations into enclosures for exit access stairways, exit access ramps, interior exit stairways, interior exit ramps or an exit passageway shall be allowed only when permitted by Section 1009.3.1.5, 1022.5 and 1023.6, respectively. Refuse and laundry chutes shall discharge into an enclosed room separated from the remainder of the building by not less than 1-hr fire barriers. Openings into the termination room shall have a fire protection rating of not less than 3/4 hour. Refuse and laundry rooms that are not provided with chutes need only comply with 508.2.5. (713.13.1) Elevator lobbies shall be enclosed where an elevator shaft connects more than 3-stories. Enclosed elevator lobbies are not required when building is protected by an automatic sprinkler system in accordance with 903.3.1.1 or 903.3.1.2. Areas of refuge shall be provided as required in	
		All stairs, elevators and mechanical shafts are two hour rated No outlets, piping or other items can be in the shaft wall for elevators. Penetrations on the outside of the interior exit stairways permitted with membrane protection. Building fully sprinklered; therefore no elevator lobbies or pressurization of elevator shafts required per Section 713.14.1. Exception 4 for fully sprinklered building Area of refuge not required in fully

Fire Partitions Dwelling Demising and Corridor Walls:	1-Hour (708.3)													
Horizontal Assemblies Fire-Resistance Rating:	Fire-resistance rating of the floor and roof assemblies shall not be less than that required by the building type of construction. Where the floor assembly separates mixed occupancies, the assembly shall have a rating of not less than required by 508.4. Horizontal assemblies separating dwelling units in the same building and separating sleeping units in the same building shall be a min. of 1-hr. (711.3)	Penetrations through rated assemblies to meet requirements to maintain the fire rating per Section 714.												
Opening Protectives	Opening protectives required by other sections of the code shall comply with these ratings per Table 716.5:													
	<table><tr><th>Type of Assembly</th><th>Required Assembly Rating (hours)</th><th>Min door rating (hours)</th></tr><tr><td>Fire Barrier</td><td>2</td><td>1 1/2</td></tr><tr><td>Fire Partition</td><td>1</td><td>1/2</td></tr><tr><td>Fire Partition - other</td><td>1</td><td>3/4</td></tr></table>	Type of Assembly	Required Assembly Rating (hours)	Min door rating (hours)	Fire Barrier	2	1 1/2	Fire Partition	1	1/2	Fire Partition - other	1	3/4	
Type of Assembly	Required Assembly Rating (hours)	Min door rating (hours)												
Fire Barrier	2	1 1/2												
Fire Partition	1	1/2												
Fire Partition - other	1	3/4												
Draftstop in attic	Volume between I-pisls, corridor wall, ceiling and the roof sheathing to be less than 160 cubic feet to avoid sprinklers in the roof assembly per NFPA 13 Section 8.15.1.2.6.													
Chapter 9 - Fire Protection Systems														
Automatic Sprinkler Systems Type Required	NFPA 13 (903.3.1.1 and 903.3.1.2)	NFPA 13 (13R only allows 4 stories Type VA construction). Quick response sprinkler heads are required throughout R occupancies (903.3.2)												
	Rubbish chute: An automatic sprinkler system shall be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes shall have additional sprinkler heads installed at alternate floors and at the lowest intake. Chute sprinklers shall be accessible (903.2.11.2)													
Class I Standpipes	Are allowed per 905.3.1 Exception 1. Locations are required in every required egress stairway, adjacent to each horizontal exit unless the horizontal exit is reachable from the exit stairway hose connections by a 30 foot hose stream from a nozzle attached to 100 feet of a hose, and on the roof (905.4)	Standpipes in each stair, adjacent to the horizontal exit on the north side of the fire wall, and on the roof.												
Portable Fire Extinguishers	Where required shall be installed in new and existing occupancies and per Tables 906.1 and 906.3.(906.1 and 906.3)	75 feet travel distance max. (150 feet apart max) or provide fire extinguishers in each unit in lieu of fire extinguishers in common areas of the R-2 occupancy.												
Fire Alarm and Detection Systems Where Required:	An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings. Manual fire alarm boxes are not required because building is equipped throughout with an automatic sprinkler system (Exception 2).													
Carbon monoxide alarms:	Required in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages (908.7)	Buildings are attached to garage, therefore are required.												
Smoke Alarms	Required within dwelling units on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes and in each story within a dwelling unit. (907.2.11.2) Battery Backup required (907.2.11.4) Interconnection required where more than one smoke alarm is required in a dwelling unit (907.2.11.3) Required at a location approved by the fire chief.													
Fire Department Connection	If using elevator pressurization in lieu of elevator lobby, pressurization requirements in 909.21 must be met. Standby power for the system shall be from the same sources as other required emergency systems for the building.													
Elevator Hoistway pressurization alternative														
Emergency Responder Safety Features	Shaft markings: Interior access to shaftways. Doors or window openings to a hoistway or shaftway from the interior of the building shall be plainly marked with the word "SHAFTWAY" in red letters at least 6 inches high on a white background. (914)	Not required on openings that are readily discernible as openings, assume stairs count as readily discernible.												
Emergency Responder Radio Chapter 10 - Means of Egress General Means of Egress Ceiling Height	Emergency responder radio coverage shall be provided in all new buildings in accordance with Section 510 of the International Fire Code. (915) The means of egress shall have a ceiling height of not less than 7 feet 6 inches (1003.2)													
Protruding Objects	Structural elements, fixtures or furnishings shall not project horizontally from either side more than 4" over any walking surface between the heights of 27 inches and 80 inches above the walking surface. (1003.3)													
Occupant Load Load Factor:	200 gross sq. ft. per occupant (Table 1004.1.1)	For residential occupancies												
Egress Width Stairways:	Where stairways serve more than one story, only the occupant load of each story considered individually shall be used in calculating the required capacity of the stairways serving that story (1005.3.1) 0.2" per occupant for sprinklered buildings (1005.1)	Exception for No H or I occupancies												
Other Components:	0.15" per occupant for sprinklered buildings (1005.1)	Exception for No H or I occupancies												
Door Encroachment:	fully open doors shall not reduce the required means of egress width by more than 7 inches, doors in any position shall not reduce the required width by more than 1/2.	Does not apply to individual dwelling units & sleeping units												
Egress Illumination Required:	1 Footcandle at all times the building space served by the means of egress is occupied (1006.1, 1006.2)	Does not apply to individual dwelling units & sleeping units												
Emergency Power:	Required per 1006.3													
Accessible Means of Egress Two accessible means of egress required.	Enclosed stairways are considered accessible means of egress. Elevators not considered accessible means of egress because the building is equipped throughout with an automatic sprinkler system and the building has horizontal exits on the residential floors.													
Area of Refuge Not required	Stairways are not required to have area of refuge per 1007.3 Exceptions #2 (fully sprinklered buildings) and Exception #6 (not required in Group R-2 occupancies). Elevator is not required to be accessed from an area of refuge per 1007.4 Exception 2 (fully sprinklered building).	Not required												
Two-way communication Required	A two-way communication system shall be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge complying with Section 1007.8.1, and 1007.8.2.	Required at each elevator lobby.												
Ramps	Ramps used as part of a means of egress shall have a running slope not steeper than one unit vertical in 12 units horizontal (8 percent slope). The cross slope shall be not steeper than one unit vertical in 48 units horizontal (2 percent slope). The rise for any ramp run shall be 30 inches maximum.													

Exit and Exit Access Doorways		
Number Required:	Two exits or exit access doorways from any space shall be provided where the occupant load of the space exceeds 10 (Table 1015.1)	
Separation of Exits:	Where a building is equipped throughout with an automatic sprinkler system, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served (1015)	
Travel Distance:	250 feet for R and 400 feet for S-2 occupancies with sprinkler system. (Table 1016.1)	
Corridors		
Fire Rating:	30 minutes for R occupancies with sprinkler system (Table 1017.1)	
Required Width:	The minimum corridor width shall be not less than 44 inches, except 36 inches within a dwelling unit. (1017.2)	
Dead Ends:	50 Feet where more than one exit or exit access doorway is required in a sprinklered building (1018.4 Exception 2)	
Vertical Exit Enclosures		
Fire Rating:	Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting more than four stories (1022.2)	
Emergency Escape and Rescue	Not required in R-2 buildings with two means of egress	
Not required:		
Chapter 11 - Accessibility		
Accessible Spaces		
	Rooms and spaces available to the general public or available for use by residents and serving. Accessible units shall be accessible. (1107.3)	
Dwelling Units	Accessible units, Type A and Type B units shall be provided in R occupancies (1107.6.2)	5% of units will be designated as Type A units - see matrix
Parking Stalls	Accessible stalls provided per Section 1106. For 150 - 200 parking stalls, 5 stalls are required to be accessible. For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space (1106.5). Per Table 1106.1, one accessible space must be provided for the public parking spaces.	
Chapter 12 - Interior Environment		
Attic Ventilation		
	Not required per 1203.2 Exception 4, the unvented attic space is completely enclosed within the building thermal envelope, no interior vapor retarders are installed on the ceiling side, any air-impermeable insulation shall be a vapor retarder or shall have a vapor retarder coating or covering in direct contact with the underside of the insulation and air impermeable insulation will be used in direct contact to the underside of the structural roof sheathing.	
Natural Ventilation	Project is not following natural ventilation path per 1203.4.	Ventilation provided through whole house fan
Natural or Artificial Light	The minimum net glazed area shall not be less than 8 percent of the floor area of the room served to meet natural ventilation (1205.2) or artificial light shall be provided that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level (1205.3)	
Sound Transmission	Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90. All penetrations to be sealed to maintain this rating. Dwelling unit entrance doors are to be not less than 28.	See assembly sheets A2.00a, A2.00b and A2.00c for ratings.
	Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50 (45 if field tested) when tested in accordance with ASTM E 492.	
Interior Space Dimensions	Each dwelling unit shall have no fewer than one room that shall have not less than 120 square feet of net floor area. Other habitable rooms shall have a net area of not less than 70 sf.	
	Habitable spaces shall not be less than 7 feet in width. Occupied spaces and habitable spaces shall have a ceiling height of not less than 7 feet 6 inches. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height not less than 7 feet.	
Efficiency Dwelling Unit	An efficiency living unit shall conform to the requirements of the code except as modified herein: 1. The unit shall have a living room of not less than 220 sf of floor area. An additional 100 sf of floor area shall be provided for each occupant of such unit in excess of two. 2. The unit shall be provided with a separate closet. 3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches in front. 4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.	
Floors and wall base finish materials	In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls at least 4 inches (1210.1)	Applies to all common bathrooms
Walls and partitions	Walls and partitions within 2 feet of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of 4 feet above the floor, and except for structural elements, the materials used in such walls shall be a type that is not adversely affected by moisture. This does not apply to dwelling units. (1210.2).	
Showers	Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 70 inches above the drain inlet. (1210.3)	No exception for dwelling units
IFC Chapter 14		
Demolition and Construction	Demolition and Construction shall conform to the requirements of International Fire Code Chapter 14.	

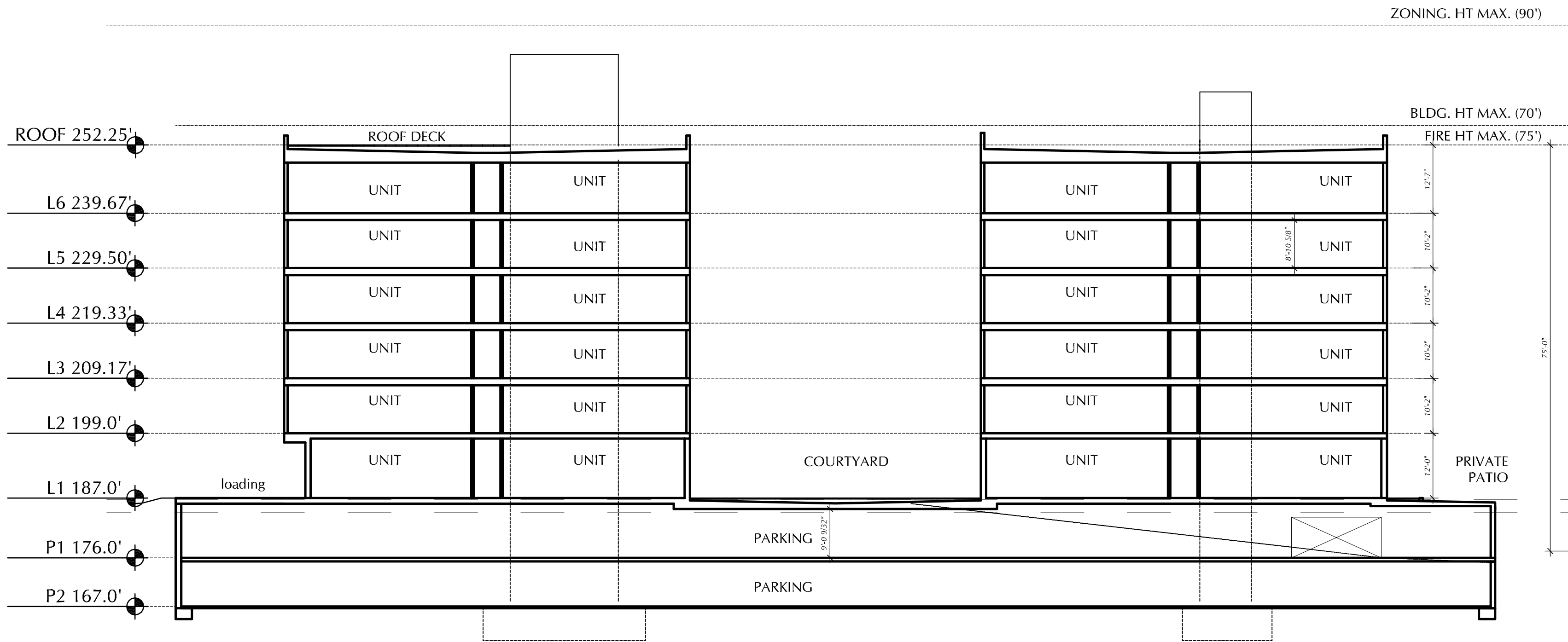
<div><div>TM</div><div>Ankrom Moisan</div></div> <div>6720 SW MACADAM AVENUE, SUITE 100 PORTLAND, OR 97219 T 503-245-7100</div> <div>117 SOUTH MAIN STREET, SUITE 400 SEATTLE, WA 98104 T 206-576-1600</div> <div>© ANKROM MOISAN ARCHITECTS, INC.</div>		
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RUSHING		
<div>MEP</div> <div>1725 WESTLAKE AVENUE N. - SUITE 105 SEATTLE, WA 98109 T 206-285-7100</div>		
<div>103RD AVENUE APARTMENTS</div> <div>1019 & 1035 103RD AVENUE NE, BELLEVUE WASHINGTON</div> <div>NEWPORT EQUITIES LLC</div>		
REVISION	DATE	REASON FOR ISSUE
BUILDING CODE SUMMARY		
DR PERMIT REVISION		
DATE	REVISION	
08.06.13		
PROJECT NUMBER	SHEET NUMBER	
130900	A0.10	
SCALE		
1/4" = 1'-0"		



- ENTRY PLAZA WITH WATER FEATURE, LANDSCAPE, AND BENCHES
- RESIDENTIAL LOBBY, LEASING OFFICE AND MAIL ON LEVEL 1
- FITNESS CENTER ON LEVEL 1
- CLUB ROOM ON LEVEL 1 WITH CONNECTION TO COURTYARD
- COURTYARD WITH COMMON AREA AND PRIVATE DECKS ON LEVEL 1
- ROOF DECK

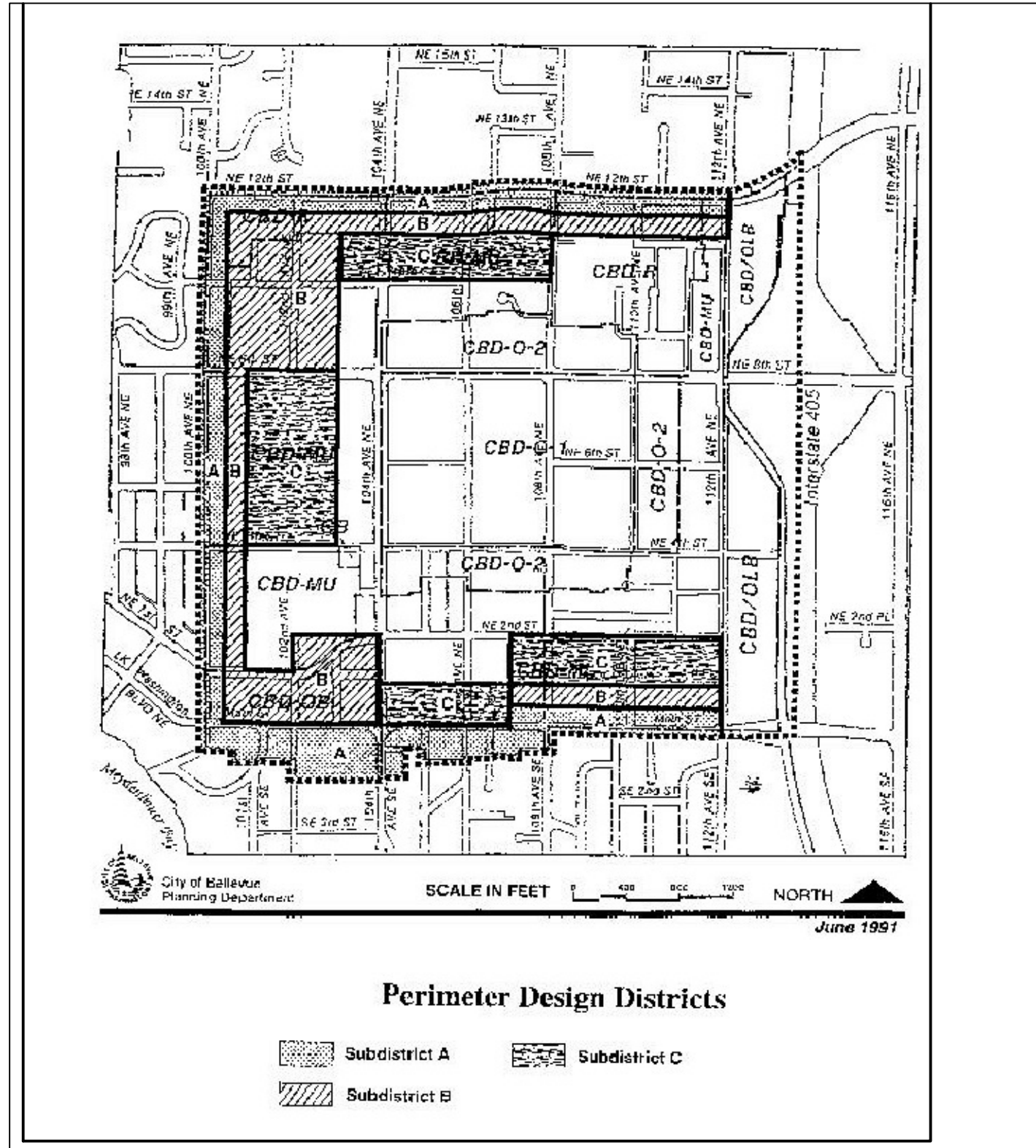
Building Areas								
	FAR Area	Gross	Gross Parking	parking stalls	Indoor Amenity	Residential Gross	Residential Net	Total Units
P2		33,200	33,200	92				
P1		32,990	32,990	85				
1	18,803	22,000			2,895	19,105	16,220	25
2	19,193	22,700				21,700	19,766	30
3	19,193	22,700				21,700	19,766	30
4	19,193	22,700				21,700	19,766	30
5	19,193	22,700				21,700	19,766	30
6	19,193	22,700				21,700	19,766	30
Roof								
Total	114,768	201,690	66,190	177	2,895	127,605	115,050	175

1 AMENITY PLAN
1/16" = 1'-0"



2 BUILDING SECTION
1/16" = 1'-0"

FAR AMENITY INCENTIVE SYSTEM WORKSHEET, RESIDENTIAL/Perimeter B				
PROJECT NAME: 103rd Avenue Apts		District: DNT-H-MU	Project Number: 13-115778-LD	
Location: XXXXX		Residential/Non Residential: Residential	Date Prepared: 8/6/2013	
Lot Area (SF): 0	Project Limits (Net On-Site Land Area) (SF)	34,223		
FAR CALCULATIONS				
Allowable Floor Area Ratio, Residential (FAR)	Basic	Maximum (Y)		
Allowable Floor Area	68,446	171,115		
Minimum Basic Required Amenity Floor Area (2 x 5 x Project Limits)	3,422			
AMENITIES (See LUC 20.25A.020 C & 030 C)				
BASIC REQUIRED AMENITIES				
Pedestrian Oriented Frontage**	Unit of Measure	Bonus Per Unit	Maximum Points (B)	Area or Value
Pedestrian Oriented Frontage**	1 lf	100.0	n/a	0
Pedestrian Oriented Frontage**	1 lf	50.0	n/a	0
Landscape Feature	1 sf	8.0	8,000	0
Landscape Feature off Intersection	1 sf	4.0	4,000	0
Arcade	1 sf	4.0	n/a	0
Arcade Level 2	1 sf	2.0	n/a	0
Marquee	1 sf	2.0	n/a	300
Artwork	1 sf	0.5	n/a	0
Sculpture or Artwork	\$100	5.0	n/a	\$0
Water Feature	\$100	8.0	n/a	\$36,000
Earned Basic Amenity Points				3,480
MAJOR PUBLIC OPEN SPACE / PEDESTRIAN CORRIDOR BONUS				
Major Public Open Space	1 sf	16.0	n/a	0
Major Pedestrian Corridor Bonus	1 sf	16.0	n/a	0
ADDITIONAL BONUS AMENITIES				
Exterior Plaza	1 sf	6.0	30,000	0
Enclosed Plaza	1 sf	4.0	n/a	0
Landscape Area	1 sf	1.0	n/a	0
Active Recreation Area	1 sf	1.0	n/a	800
Residential Uses***	1 sf	2.0	n/a	134,105
Underground Parking	1 sf	0.5	n/a	66,195
Above Grade Parking, Residential	1 sf	4.0	n/a	33,098
Public Meeting Rooms	1 sf	2.0	n/a	0
Child Care Services**	1 sf	8.0	n/a	0
Retail Food*	1 sf	2.0	60,000	0
Public Restrooms	1 sf	4.0	n/a	0
Performing Arts Space	1 sf	10.0	100,000	0
Space for Non-Profit Social Services	1 sf	4.0	20,000	0
Park Property Donation	1 sf	4.0	n/a	0
Residential Entry Courtyard	1 sf	4.0	6,000	0
TOTAL EARNED ADDITIONAL AMENITY BONUS POINTS				302,108
TOTAL EARNED AMENITY POINTS				305,588
PROJECT PROGRAM				
Proposed Building Gross Floor Area	197,405			
Floor Area Exempt from FAR	52,009			
Gross Floor Area for FAR Calculation	115,396			
Maximum Allowable Building Floor Area		171,115		
ANALYSIS OF AMENITY BONUS POINTS				
Earned Basic Amenity Points				3,480
Required Basic Amenity Points				3,422
Surplus Basic Amenity Points				58
Earned Public Open Space / Pedestrian Corridor Points				0
Earned Additional Amenity Points				302,108
Total Bonus Points Provided (Surplus Basic + Earned Additional)				302,166
Bonus Points Required (GFA - Basic Allowable Floor Area)				46,950
Total Surplus Amenity Bonus Points				255,216
Transferable Bonus Points Available (most likely not applicable to 103rd Ave. Apts. Project)				
MPOS Points Available for Transfer after fulfilling Basic Requirements				0
Major Pedestrian Corridor Points Available for Transfer				0
Additional Bonus Amenities Available for Transfer				255,216
Total Amenity Bonus Points for Transfer				255,216
FAR for Project				3.37
* PDF Located on the ground level or upper level within the City Center District				
** PDF located at the upper level outside the City Center District				
*** See LUC 20.25A.030 E.7 for special bonus provisions for Perimeter Design District Subdistrict C.				



3 PERIMETER DESIGN DISTRICT
SUBDISTRICT B
NTS



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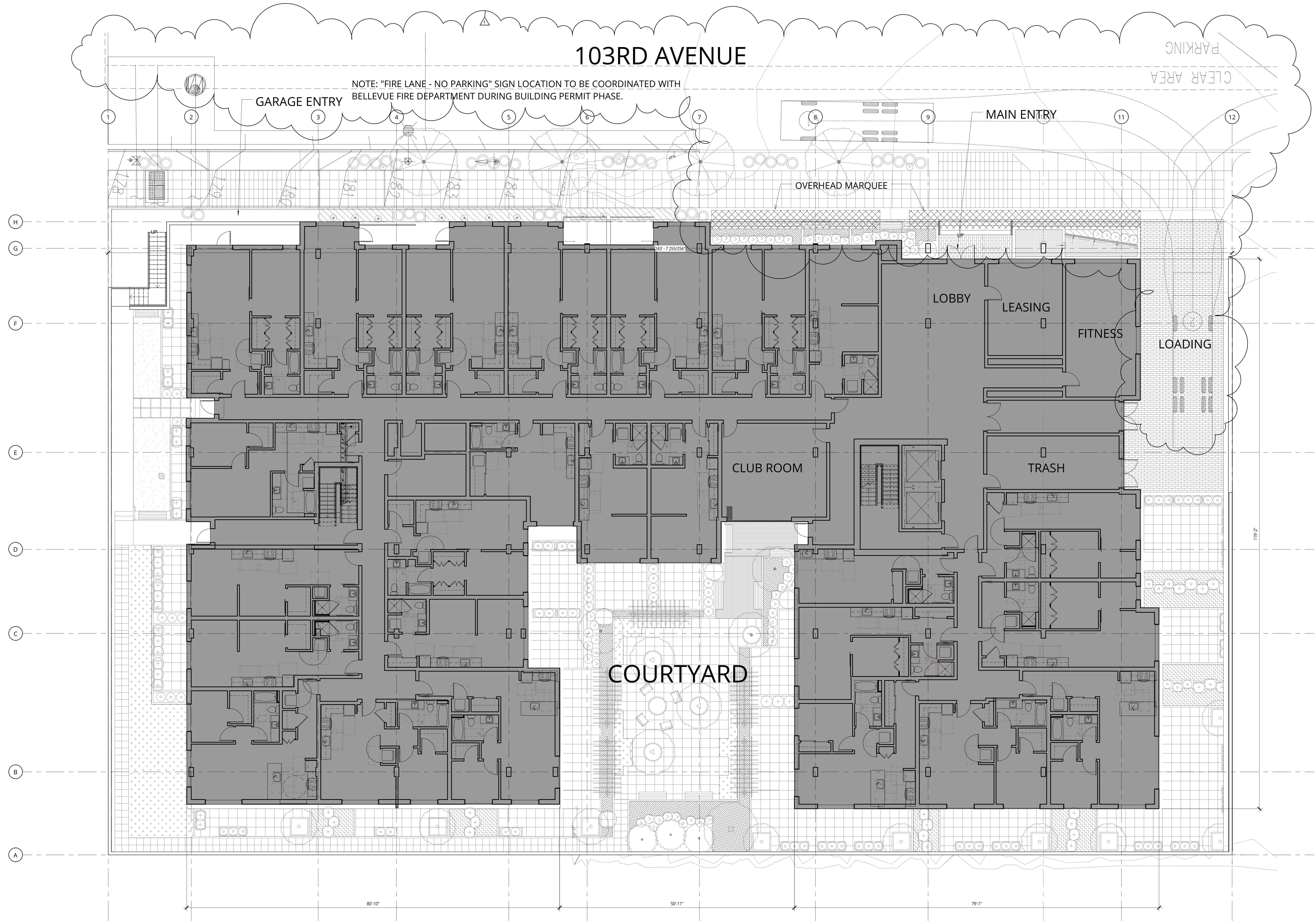
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1019 & 1035 103RD AVENUE BELLEVUE, WA
NEWPORT EQUITIES LLC

REVISION	DATE	REASON FOR ISSUE

AMENITY PLAN

DR REVISION

DATE 08.06.13	REVISION
PROJECT NUMBER 133900	SHEET NUMBER A0.25
SCALE	



1 SITE PLAN

A1.00 | 1/8" = 1'-0"

REFERENCE ROAD PLAN FOR EXISTING AND PROPOSED UTILITIES

IMPERVIOUS AREA:

PROPOSED BUILDING GROSS SQUARE FOOTAGE: (INCLUDING PARKING) : 201,700 SF
PROPOSED STRUCTURED PARKING GROSS SQUARE FOOTAGE : 66,200 SF

LEGAL DESCRIPTION:

PARCEL 5709000073

MOUNTAIN VIEW TRS UNREC N 100 FEET OF 5 389.50 FEET OF E 1/2 W 1/2 OF NE 1/4 OF SW 1/4 SEC 29-25-5 LESS E 25 FEET THOF AKA LOT 3 BLK 3 MOUNTAIN VIEW TRACTS UNREC LESS S 21.5 FEET THOF

PARCEL 579000065

MOUNTAIN VIEW TRS UNREC INCL IN ADJ LOT VAL-LOT 2 & S 21.5 FEET OF 3



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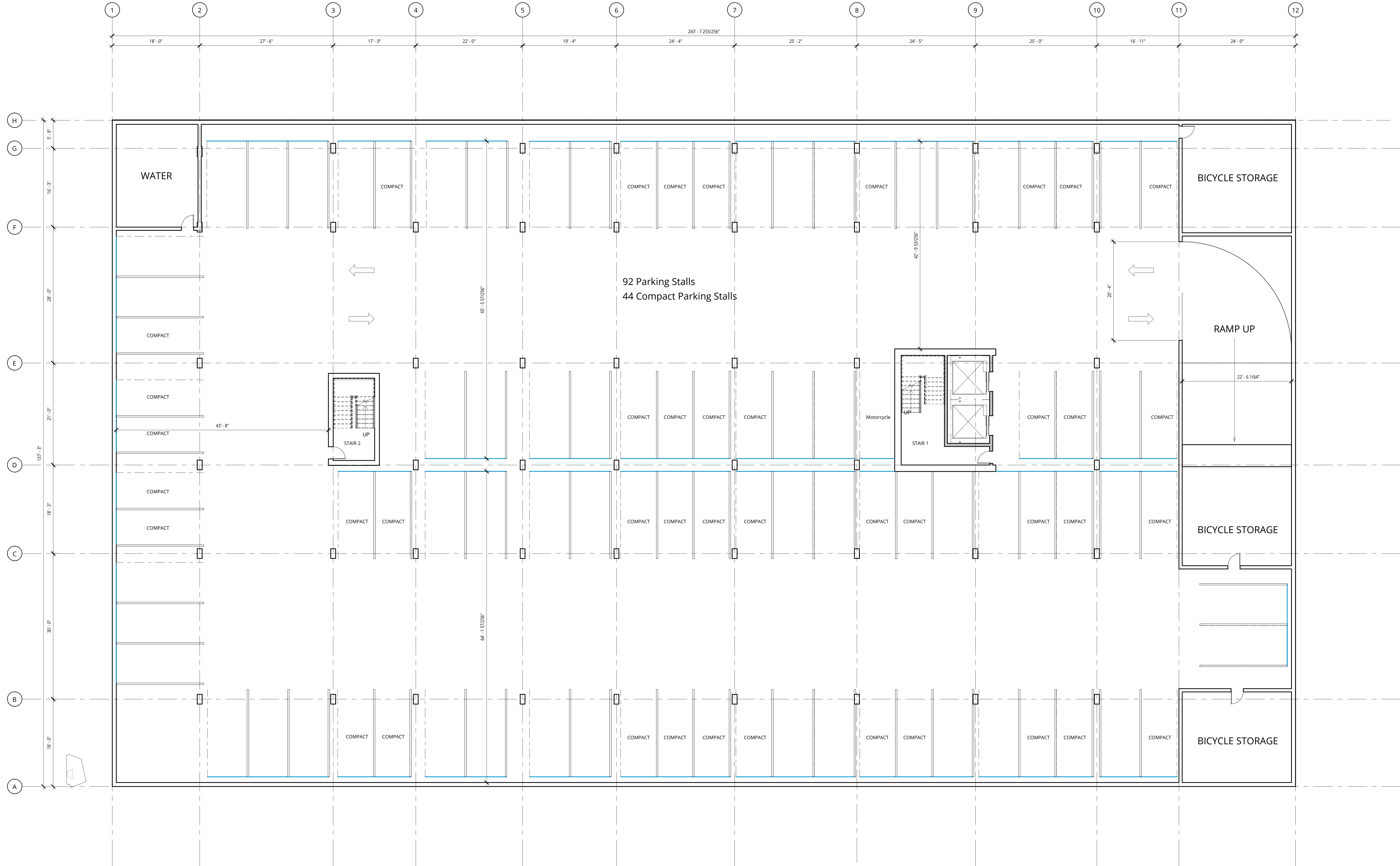
SITE PLAN

DR PERMIT REVISION

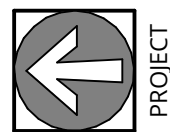
DATE 08.06.13	REVISION 1
PROJECT NUMBER 130900	SHEET NUMBER
SCALE 1/8" = 1'-0"	A1.00

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1 P2
A2.P2 | 1/8" = 1'-0"



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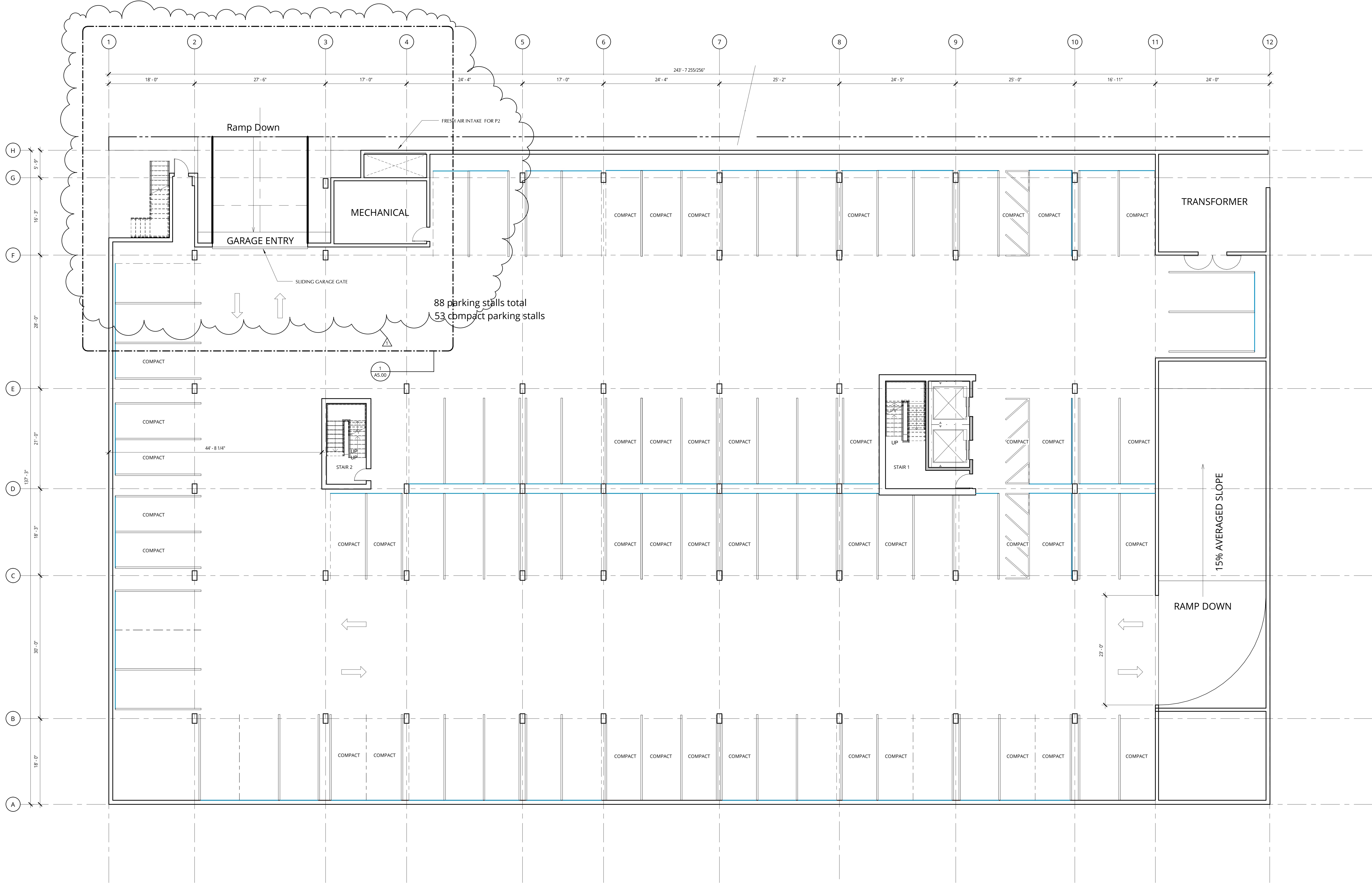
PARKING LEVEL 2

DESIGN REVIEW

DATE 05.28.13	REVISION
PROJECT NUMBER 130900	SHEET NUMBER A2.P2
SCALE 1/8" = 1'-0"	

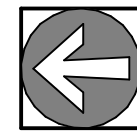
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P1

A2.P1 | 1/8" = 1'-0"



PROJECT



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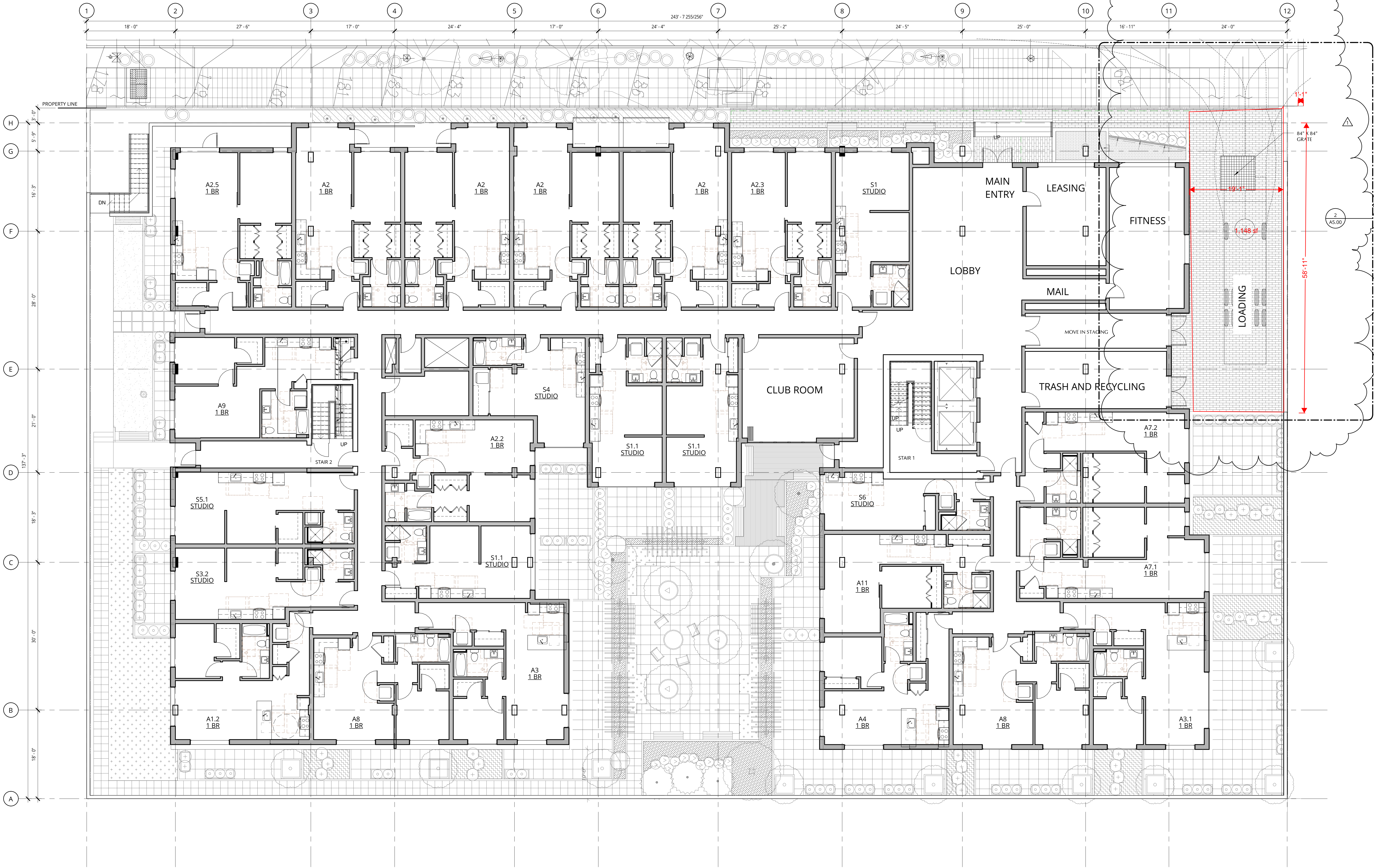
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PARKING LEVEL 1

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DATE 08.06.13	REVISION 1
PROJECT NUMBER 130900	SHEET NUMBER A2.P1
SCALE 1/8" = 1'-0"	



1 LEVEL 1

A2.01 | 1/8" = 1'-0"

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF CONCRETE, GRIDLINE, FACE OF FRAMING AND CENTERLINE OF DOORS & WINDOWS UNLESS OTHERWISE NOTED.
- DOOR FRAMES TO BE 4" FROM ADJACENT PERPENDICULAR WALLS UNLESS NOTED OTHERWISE OR REQUIRED BY THE STRUCTURAL DRAWINGS. SEE DOOR & FRAME SCHEDULE AND DOOR JAMB DETAILS FOR OFFSET REQUIREMENTS.
- SEE A2.00a AND A2.00b FOR ASSEMBLIES. ALL UNIT PARTITIONS ARE WT. B FOR TYPE I CONSTRUCTION AND WT. H FOR TYPE V CONSTRUCTION U.N.O.
- ALL LAYERS OF GYB IN THE DENSING WALL AND CORRIDOR WALL NEED TO BE SEALED WITH RESILIENT CAULK AT THE CEILING, FLOOR AND CORNER JUNCTIONS, INCLUDING THE JUNCTION WITH THE EXTERIOR WALL.

- PROVIDE BLOCKING TO SUPPORT FUTURE GRAB BARS AT WATER CLOSETS, SHOWERS, & TUBS IN ALL DWELLING UNITS AND PROVIDE BLOCKING AND GRAB BARS AT PUBLIC AND COMMON USE TOILET ROOMS.
- FINISHED FLOOR ELEVATION CHANGES TO BE NO MORE THAN 1/2" U.N.O. CHANGES IN LEVEL GREATER THAN 1/4" AND UP TO 1/2" SHALL BE BEVELLED 1:2.
- PROVIDE TACTILE EXIT SIGNS STATING "EXIT" AND COMPLYING WITH ICC A117.1 AT EACH DOOR TO AN EGRESS STAIRWAY AND EXIT DISCHARGE.

- IN ALL COMMON SPACES AND TYPE A UNITS, ALL LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL BE MOUNTED BETWEEN 15" AND 48" ABOVE FINISH FLOOR TO HIGHEST OPERABLE PART WITH CLEAR FLOOR SPACE IN FRONT OF THE ITEM, OR REFER TO ICCANSI A117.1 SECTION 309 FOR ITEMS WITHOUT CLEAR FLOOR SPACE.

- 40" MIN. CLEAR PROVIDED BETWEEN ALL OPPOSING COUNTERS, CABINETS, WALL AND APPLIANCES.
- A PORTION OF EACH CLOSET IN ALL TYPE A UNITS SHALL BE WITHIN THE REQUIRED REACH RANGE OF 15" - 48" MAX. AFF.
- PROVIDE "IN CASE OF EMERGENCY USE STAIRS" SIGNAGE AT ALL ELEVATORS.
- ONLY TYPE "A" UNITS ARE TO HAVE SIDE-BY-SIDE WID. UNITS FALLING IN THE TYPE "A" UNIT STACK NOT DESIGNATED AS TYPE "A" ARE TO HAVE STACKING WID. STACKING WID TO BE PLACED WHERE DRYER IS SHOWN IN THE DRAWINGS OF TYPE "A" UNIT. SHELVING IS TO EXTEND WITHIN CLOSET WHERE WASHER WOULD OTHERWISE BE.
- FIRE PROTECTION ENGINEER TO LOCATE PULL BOXES PER IBC 907.3.

- IN TYPE "A" UNITS, ADDITIONAL MICROWAVE TO BE PROVIDED ON KITCHEN COUNTERTOP FOR ANY RESIDENT REQUIRING AN ACCESSIBLE UNIT. LEASING AND CLUBHOUSE KITCHEN ARE TO HAVE THE MICROWAVE IN AN ACCESSIBLE LOCATION ON THE COUNTERTOP AT ALL TIMES.
- AT ALL IN-UNIT CLOSETS WITH DOUBLE DOORS, DOOR OPENING IS TO BE CENTERED UNLESS OTHERWISE NOTED.

- AT EXTERIOR ENTRIES, FLOOR SURFACES WITHIN MANEUVERING CLEARANCES FOR DOORS SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 & BE ACCESSIBLE ROUTES. FIRM, STABLE AND SLIP RESISTANT.
- EXTEND WING WALLS 3 1/2" BEYOND FRONT EDGE OF TUB & SHOWER IF SHOWER IS AT LEAST 48" WIDE. IS SHOWER IS LESS THAN 48" WIDE, SHOWER FLANGE TO TURN 90 DEGREES AND NO WING WALL SHALL PROTRUDE INTO CLEAR FLOOR SPACE OF SHOWER.
- NOTES TO "ALIGN" ARE TO FACE OF FINISH, U.N.O.
- WING WALLS AT CABINETS TO EXTEND 2'-2" FROM BACK WALL, U.N.O.
- CLOSETS TO BE 24" DEEP INSIDE DIMENSION U.N.O., ALL CLOSETS TO HAVE ROD AND SHELVES U.N.O.

- WALKWAYS NOT TO EXCEED A MAXIMUM 2% CROSS SLOPE ALONG CLEARANCES FOR DOORS SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 & BE ACCESSIBLE ROUTES.
- ACCESSIBLE RAMP NOT TO EXCEED A MAXIMUM 8.33% SLOPE.
- ALL WOOD IN CONTACT WITH CONCRETE SHOULD BE PRESSURE TREATED.
- NOT USED.
- OPENING PROTECTION AT REFUSE CHUTES TO BE RATED 1 1/2 HR IN COMPLIANCE WITH SBC 715 AND TABLE 715.4.
- REFER TO A2.00d SERIES SHEETS FOR EXTERIOR DIMENSIONS.

UNIT SCHEDULE - FIRST FLOOR

Name	Count	Area*
A1.2	1	737.0 SF
A2	4	794.0 SF
A2.2	1	668.0 SF
A2.3	1	699.0 SF
A2.5	1	827.0 SF
A3	1	750.0 SF
A3.1	1	766.0 SF
A4	1	699.0 SF
A7.1	1	735.0 SF
A7.2	1	664.0 SF

UNIT SCHEDULE - FIRST FLOOR

Name	Count	Area*
A8	1	680.0 SF
A8.2	1	651.0 SF
A9	1	716.0 SF
A11	1	621.0 SF
S1	1	523.0 SF
S1.1	3	481.0 SF
S3.2	1	549.0 SF
S4	1	468.0 SF
S5.1	1	594.0 SF
S6	1	435.0 SF
Grand total: 25		



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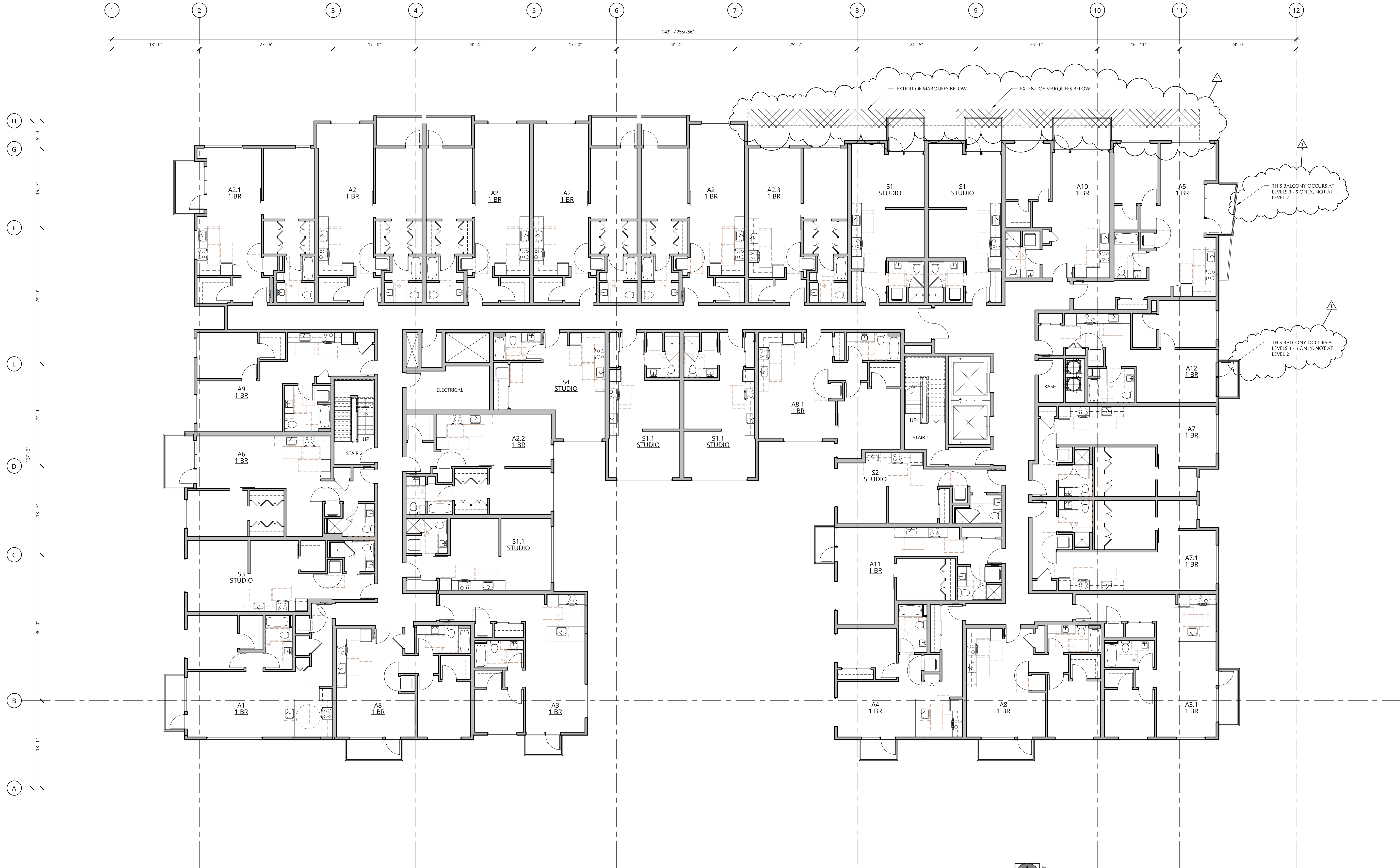
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FIRST FLOOR PLAN

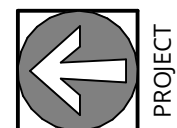
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DATE 08.06.13	REVISION 1
PROJECT NUMBER 130900	SHEET NUMBER
SCALE As indicated	A2.01



1 LEVEL 2 - 5

A2.02 | 1/8" = 1'-0"



UNIT SCHEDULE - FLRS. 2-5

Name	Count	Area*
A1	4	817.0 SF
A2	16	794.0 SF
A2.1	4	807.0 SF
A2.2	4	668.0 SF
A2.3	4	699.0 SF
A3	4	750.0 SF
A3.1	4	766.0 SF
A4	4	699.0 SF

UNIT SCHEDULE - FLRS. 2-5

Name	Count	Area*
A5	4	765.0 SF
A6	4	765.0 SF
A7	4	718.0 SF
A7.1	4	735.0 SF
A8	8	680.0 SF
A8.1	4	730.0 SF
A9	4	716.0 SF

UNIT SCHEDULE - FLRS. 2-5

Name	Count	Area*
A10	4	622.0 SF
A11	4	621.0 SF
A12	4	663.0 SF
S1	8	523.0 SF
S1.1	12	481.0 SF
S2	4	468.0 SF
S3	4	580.0 SF
S4	4	468.0 SF

Grand total: 120



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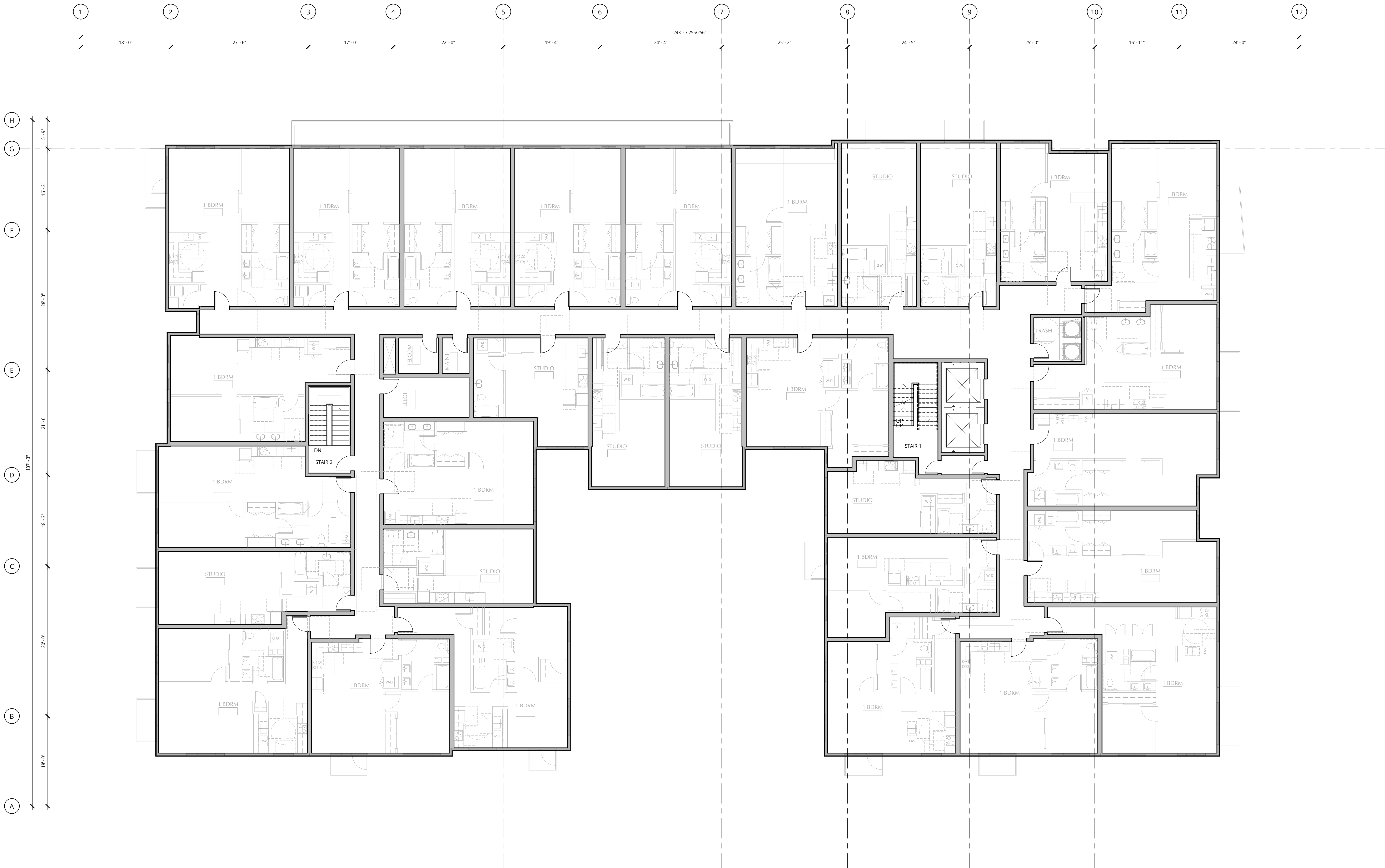
SECOND - FIFTH
FLOOR PLAN

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DATE 08.06.13	REVISION 1
PROJECT NUMBER 130900	SHEET NUMBER A2.02
SCALE 1/8" = 1'-0"	

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1 LEVEL 6

A2.06 | 1/8" = 1'-0"



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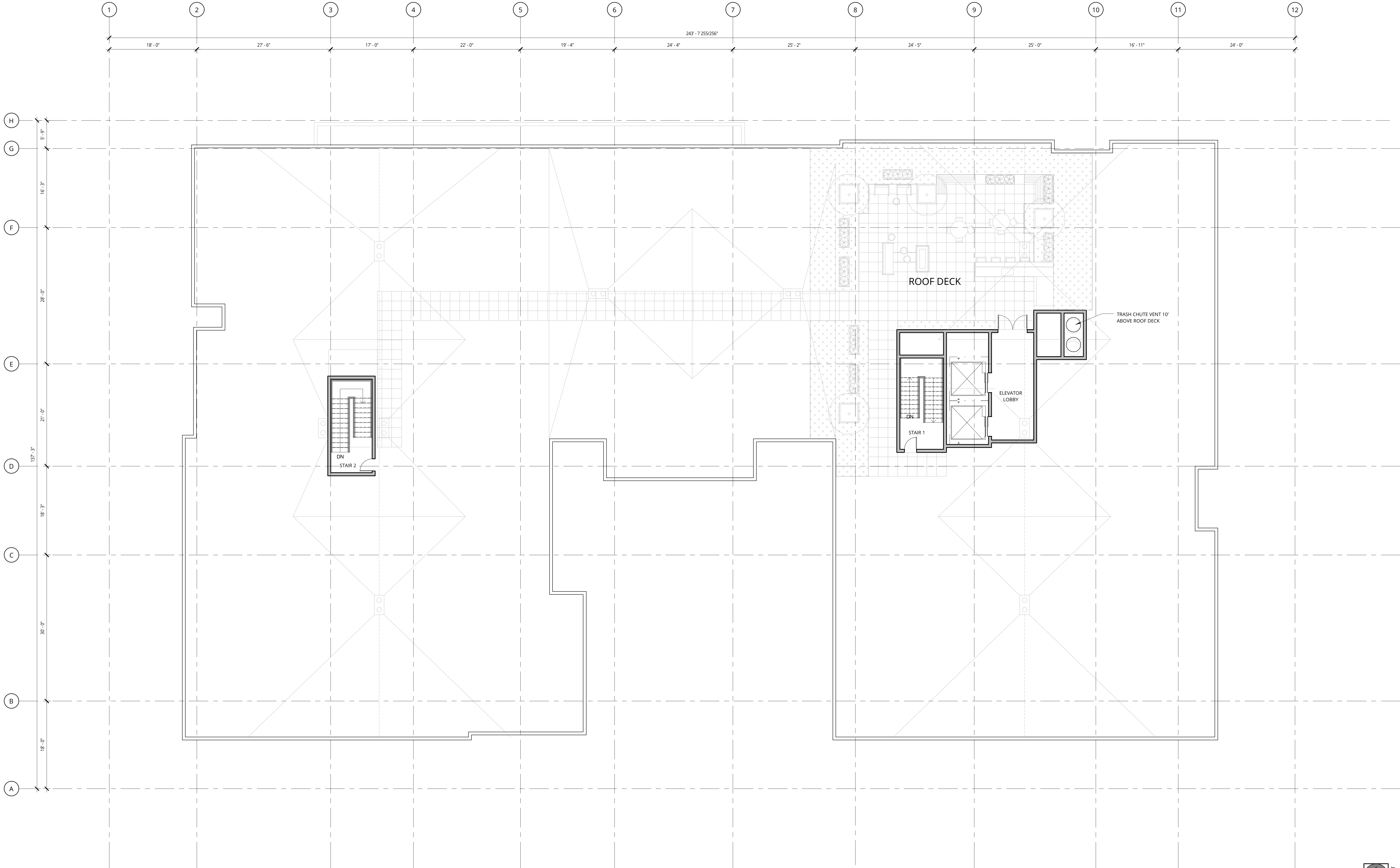
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NEWPORT EQUITIES LLC

REVISION	DATE	REASON FOR ISSUE

SIXTH FLOOR PLAN

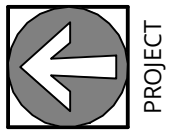
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DATE 05.28.13	REVISION
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1 ROOF

A2.91 | 1/8" = 1'-0"



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ROOF PLAN

DESIGN REVIEW

DATE 05.28.13	REVISION
PROJECT NUMBER 130900	SHEET NUMBER A2.91
SCALE 1/8" = 1'-0"	



1 EAST ELEVATION
A3.01
1/8" = 1'-0"



2 NORTH ELEVATION
A3.01
1/8" = 1'-0"



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NEWPORT EQUITIES LLC

REVISION	DATE	REASON FOR ISSUE

EAST & NORTH
ELEVATIONS

DR REVISION

DATE 08.06.13	REVISION
PROJECT NUMBER 133900	SHEET NUMBER
SCALE	A3.01



1 WEST ELEVATION
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2 SOUTH ELEVATION
1/8" = 1'-0"



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REVISION	DATE	REASON FOR ISSUE

WEST & SOUTH ELEVATIONS

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DATE 08.06.13	REVISION
PROJECT NUMBER 133900	SHEET NUMBER
SCALE	A3.02



1 SE CORNER PERSPECTIVE
A3.03 NTS



1 DECORATIVE METAL SCREEN DETAIL
A3.03 NTS



2 ENTRY PERSPECTIVE
A3.03 NTS



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T 206-926-0675

FAZIO ASSOCIATES LLC

LANDSCAPE
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SEATTLE, WA 98121
T 206-774-9490

COUGHLIN PORTER LUNDEEN

STRUCTURAL
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SEATTLE, WA 98101
T 206-343-0460

RUSHING

MEP
1725 WESTLAKE AVENUE N. - SUITE
105
SEATTLE, WA 98109
T 206-285-7100

103RD AVENUE APARTMENTS
1019 & 1035 103RD AVENUE BELLEVUE, WA

NEWPORT EQUITIES LLC

REVISION	DATE	REASON FOR ISSUE

PERSPECTIVES

DR REVISION

DATE 08.06.13	REVISION
PROJECT NUMBER 133900	SHEET NUMBER
SCALE	A3.03



1 NE CORNER PERSPECTIVE
A3.04 NTS



2 PERSPECTIVE OF MARQUEES
A3.04 NTS



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REVISION	DATE	REASON FOR ISSUE

PERSPECTIVES

DR REVISION

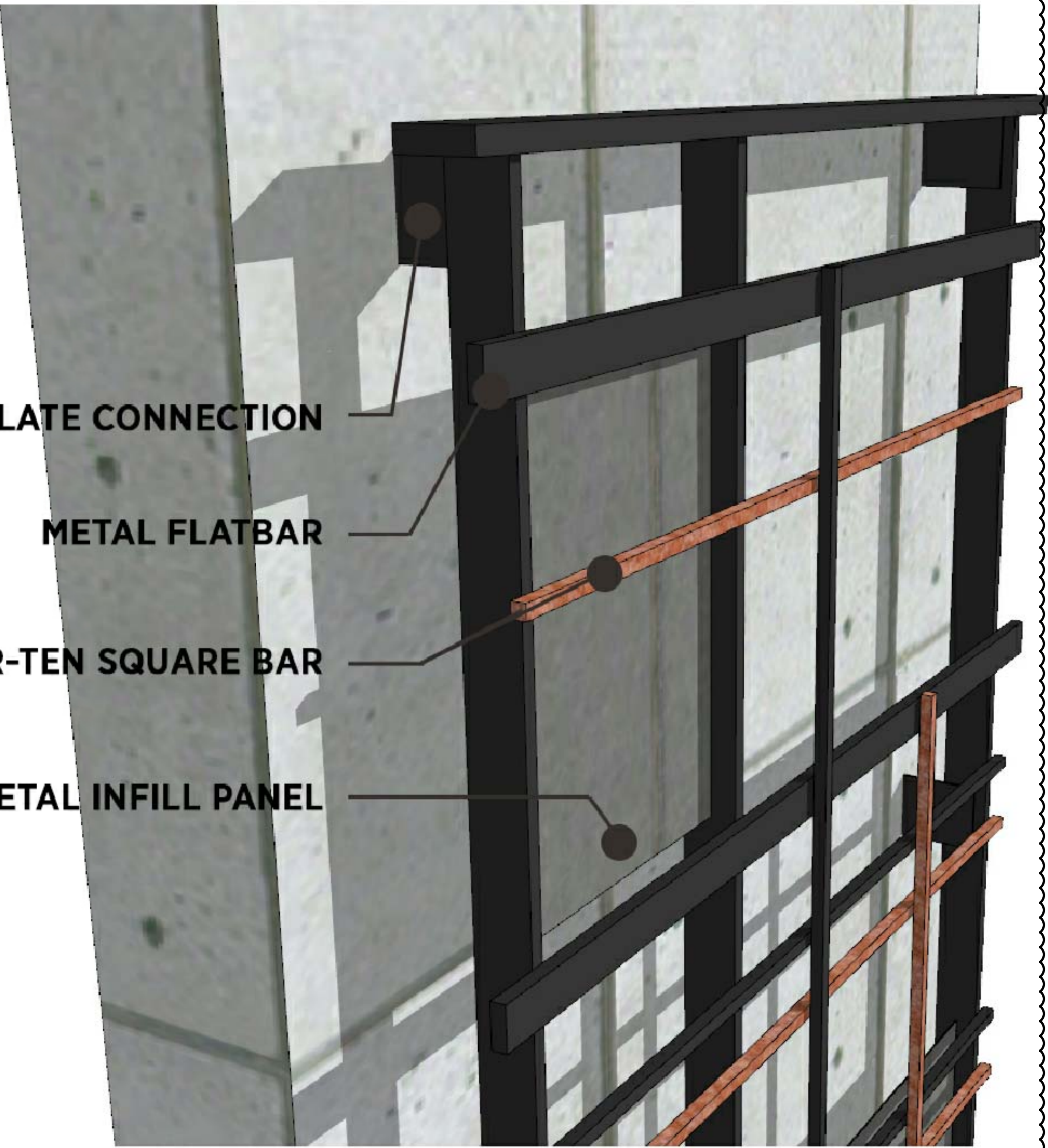
DATE 08.06.13	REVISION
PROJECT NUMBER 133900	SHEET NUMBER
SCALE	A3.04



TYPICAL GREEN WALL



TYPICAL GREEN WALL
(no vegetation)



KNIFE PLATE CONNECTION

METAL FLATBAR

COR-TEN SQUARE BAR

PAINTED METAL INFILL PANEL

1
A3.05 PERSPECTIVES OF TYPICAL GREEN WALL
NTS

1
A3.05 PERSPECTIVES OF TYPICAL GREEN WALL
NTS



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1019 & 1035 103RD AVENUE BELLEVUE, WA
NEWPORT EQUITIES LLC

REVISION	DATE	REASON FOR ISSUE

PERSPECTIVES

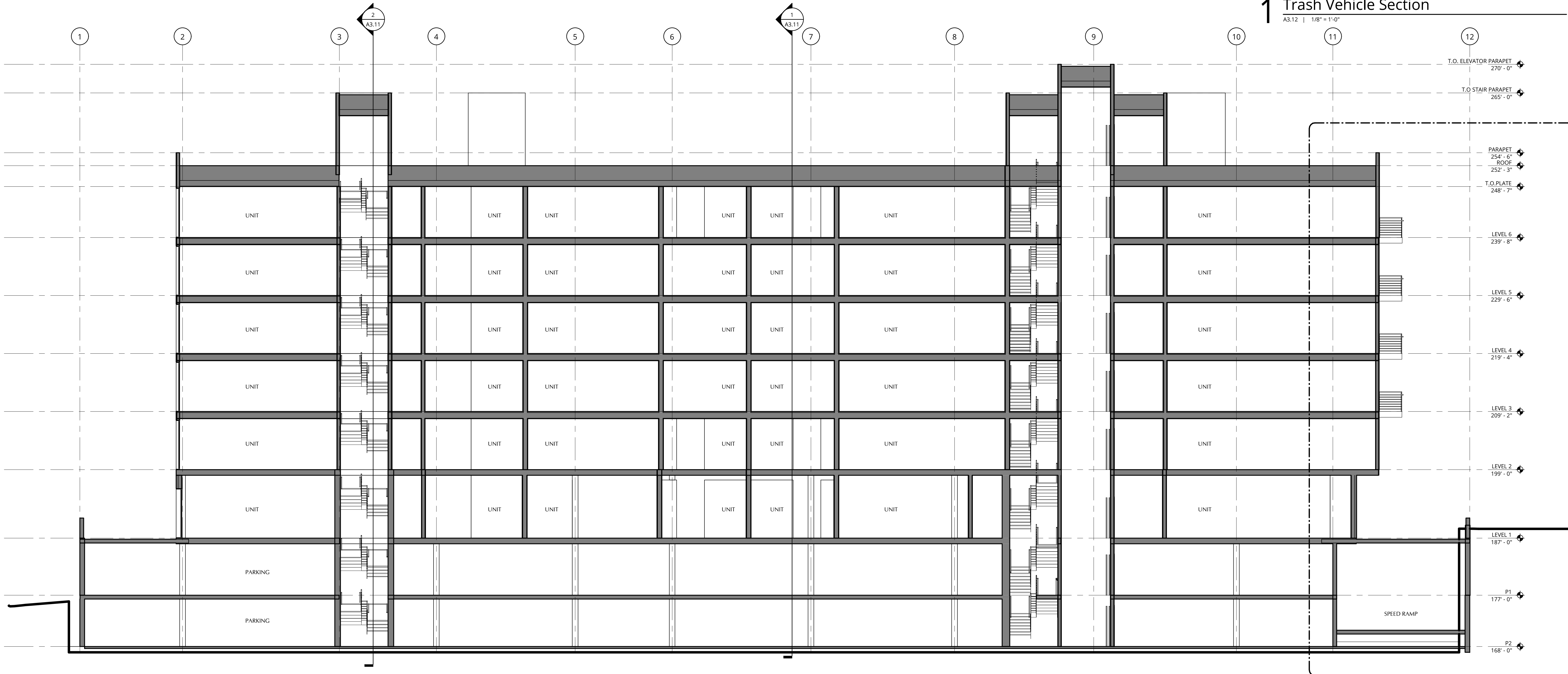
DR REVISION

DATE 08.06.13	REVISION
PROJECT NUMBER 133900	SHEET NUMBER A3.05
SCALE	



1 Trash Vehicle Section

A3.12 | 1/8" = 1'-0"



2 Section 5

A3.12 | 1/8" = 1'-0"



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103RD AVENUE APARTMENTS
1019 & 1035 103RD AVENUE NE, BELLEVUE WASHINGTON
NEWPORT EQUITIES LLC

REVISION	DATE	REASON FOR ISSUE
1	08/06/13	DR Permit Revision

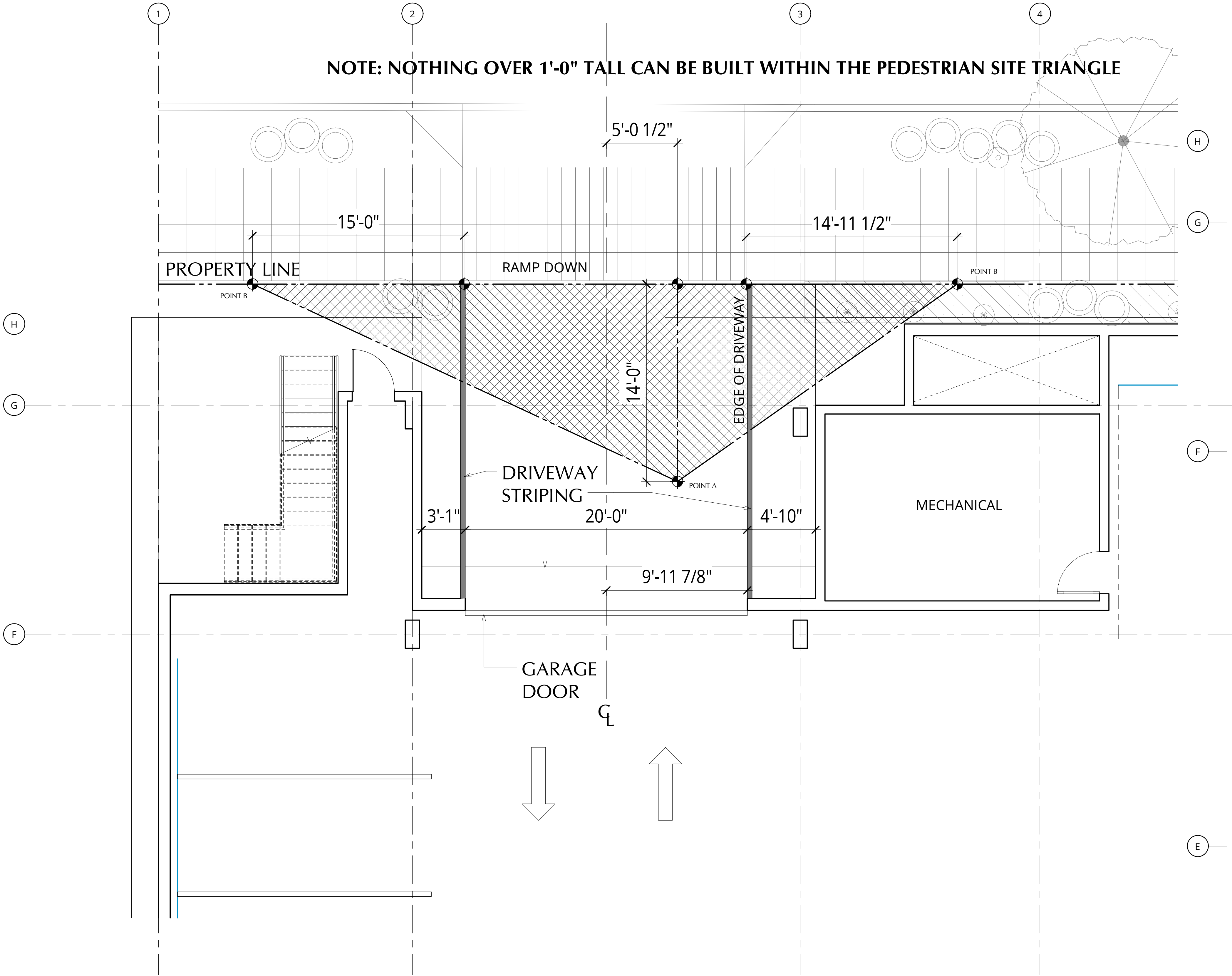
BUILDING SECTIONS

DR PERMIT REVISION

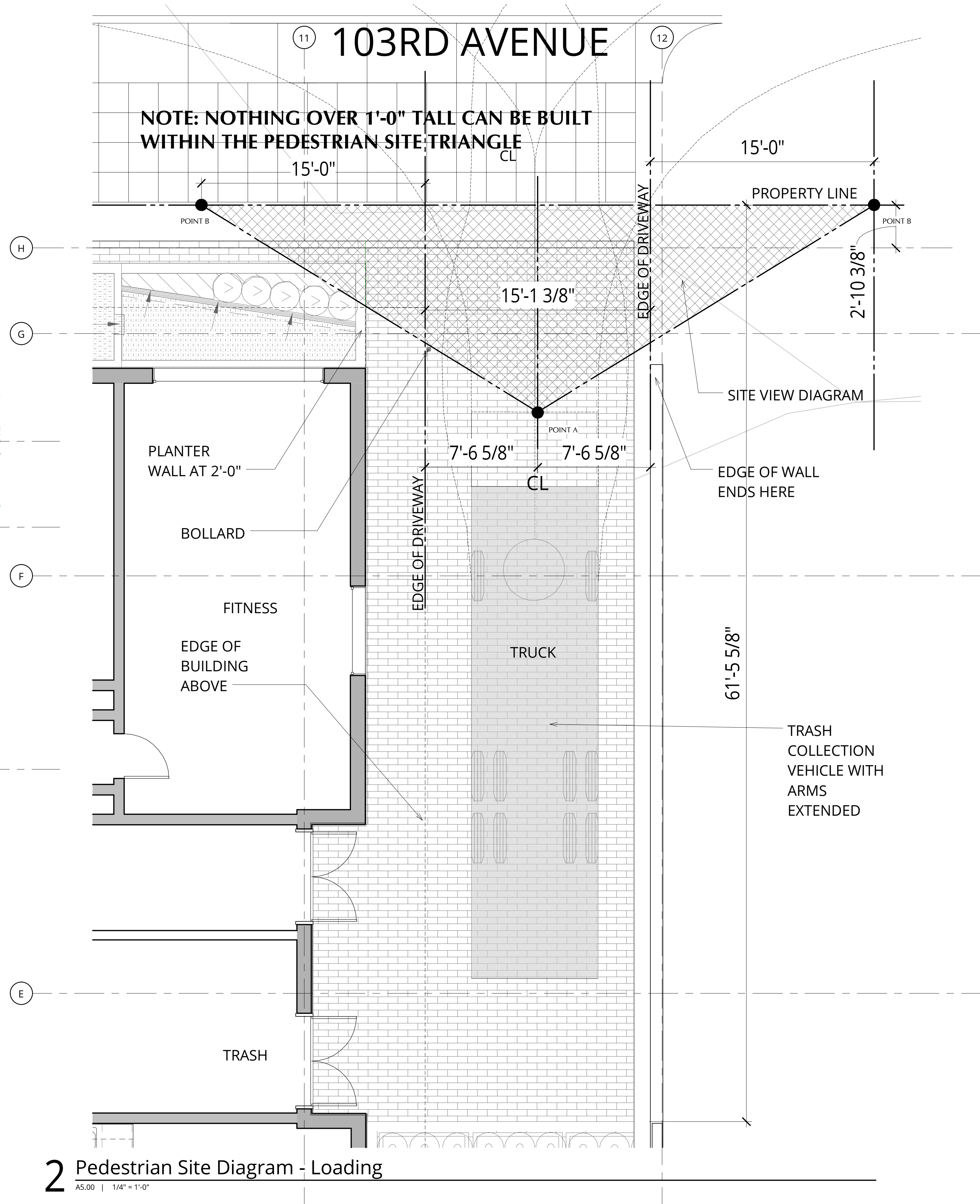
DATE 08.06.13	REVISION 1
PROJECT NUMBER 130900	SHEET NUMBER A3.12
SCALE 1/8" = 1'-0"	

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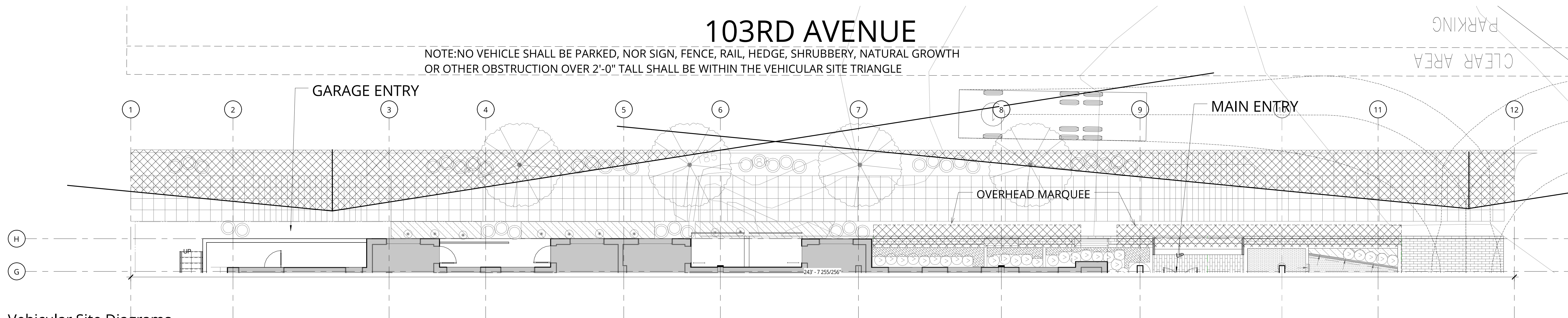
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1 Pedestrian Site Diagram - Driveway
A5.00 | 1/4" = 1'-0"



2 Pedestrian Site Diagram - Loading
A5.00 | 1/4" = 1'-0"



3 Vehicular Site Diagrams
A5.00 | 1/8" = 1'-0"



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REVISION	DATE	REASON FOR ISSUE

ENLARGED PLANS

DR PERMIT REVISION

DATE 08.06.13	REVISION
PROJECT NUMBER 130900	SHEET NUMBER
SCALE As indicated	A5.00



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1025 103RD AVENUE BELLEVUE, WA

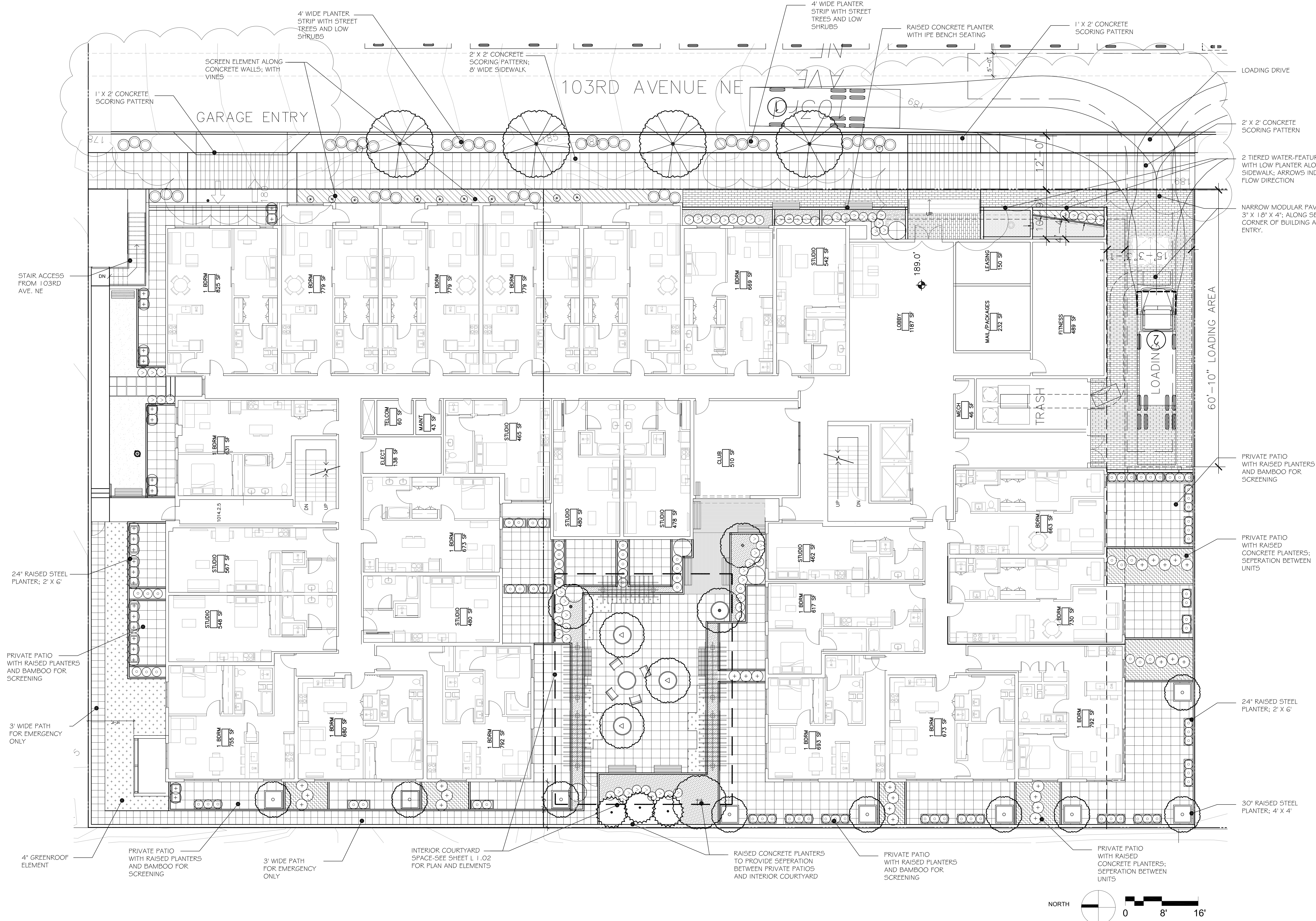
NEWPORT EQUITIES LLC

REVISION	DATE	REASON FOR ISSUE
	5.28.13	DESIGN REVIEW SUBMITTA
	6.28.13	SCHEMATIC DESIGN SET
	8.06.13	DR PERMIT REVISION

LANDSCAPE
PLAN—
GROUNDPLANE

DESIGN REVIEW

DATE 08.06.13	REVISION
PROJECT NUMBER 133900	SHEET NUMBER
SCALE 1/8" = 1'-0"	L1.00



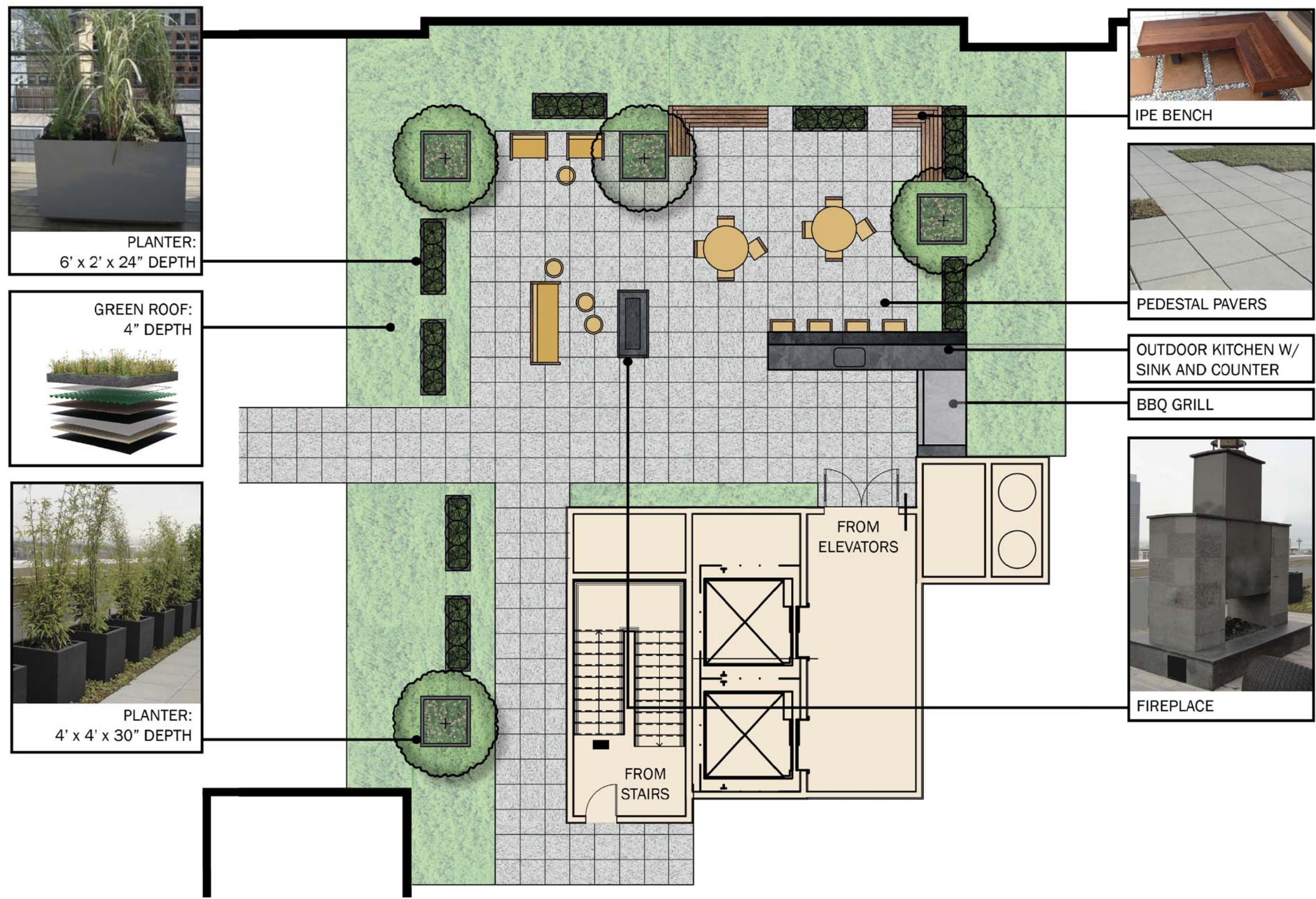
1 Landscape Plan @ Ground-Plane
1/8"=1'-0"

NOTES:

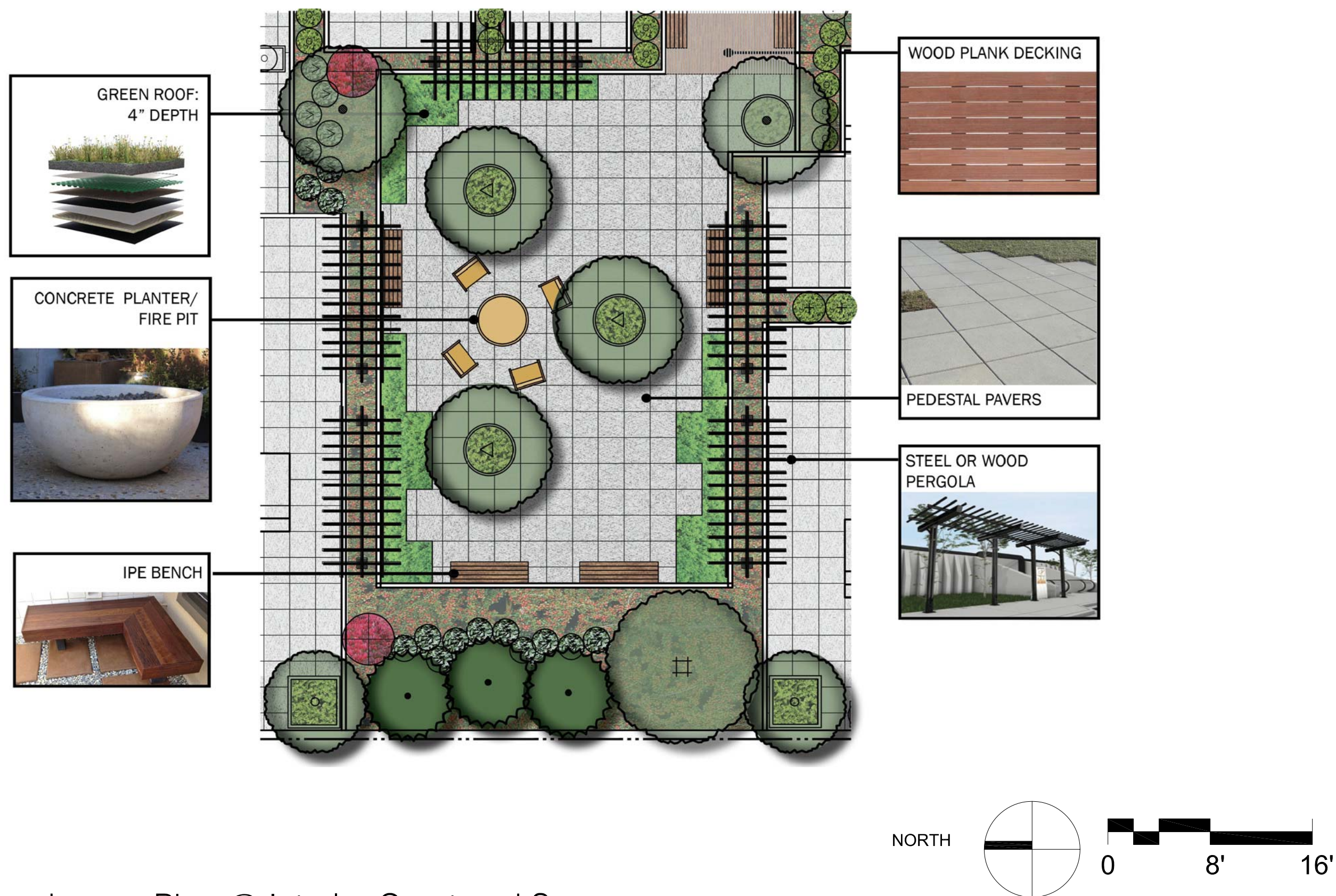
1. SEE SHEETS L 1.01 AND L 1.02 FOR ROOFDECK AMENITY SPACE (SOUTH WING) PLAN, INTERIOR COURTYARD ELEMENT PLAN AND PROJECT PLANTING SCHEDULE.

2. SEE SHEET L 2.00 FOR PLANTING DETAILS.

PLOTTED: ROB FAZIO 9/26/2012 2:29 PM
C:\FAZIO_PROJECTS
\13-006
103RD
APTS_PROVINCE
\CAD\BLOCKS



1 Landscape Plan @ Roofdeck Amenity Space; South Wing
1/8"=1'-0"



1 Landscape Plan @ Interior Courtyard Space
1/8"=1'-0"

Planting Schedule with Amenities

Symbol	Type	Size / Notes
	Large Street Tree Ginkgo biloba 'The President' / Maidenhair Tree	2 1/2" cal., B & B
	Medium-Small Trees	
	Amelanchier alnifolia / Saskatoon Serviceberry	1" cal., B & B
	Acer circinatum / Vine Maple	1" cal., B & B
	Acer palmatum 'Bloodgood' / Japanese Maple	1" cal., B & B
	Acer palmatum 'Atropurpureum' / Japanese Maple	1" cal., B & B
	Magnolia stellata / Star Magnolia	1" cal., B & B
	Pinus contorta / Shore Pine	5' ht. min., B & B
	Shrubs and Groundcovers	
	Bamboo multiplex 'Golden Goddess' / Golden Goddess Bamboo	30" min. ht., clump
	Buxus microphylla japonica / Japanese Boxwood	24" min. ht.
	Euonymus alata / Winged Euonymus	30" min. ht.
	Lavandula angustifolia / English Lavender	18" min. ht.
	Nandina domestica 'Nana' / Heavenly Bamboo	24" min. ht.
	Viburnum davidii / David's Viburnum	18" min. ht.
	Arctostaphylos uva-ursi / Kinnikinnik (GC)	1 gal. @ 12" O.C.
	Cotoneaster horizontalis / Rock Cotoneaster (GC)	1 gal. @ 12" O.C.
	Vinca minor / Periwinkle (GC)	1 gal. @ 12" O.C.
	4" depth Greenroof Element	

REVISION	DATE	REASON FOR ISSUE
	5.28.13	DESIGN REVIEW SUBMITTAL

AMENITY SPACES
AND PLANT
SCHEDULE

DESIGN REVIEW
SUBMITTAL

DATE 05.28.13	REVISION
PROJECT NUMBER 133900	SHEET NUMBER
SCALE VARIES	L1.01

Gally Nichole
October 24, 2013

BACKGROUND INFORMATION

Property Owner: HSL Properties, LLC and Jerry & Beverly Sheller ✓

Proponent: Newport Equities, LLC ✓

Contact Person: Tim Ramm ✓

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 26 Corporate Plaza Drive, Suite 260 ✓
 Newport Beach, California 92660

Phone: (949) 553-4800 ext. 8206 ✓

Proposal Title: 103rd Avenue Apartments ✓

Proposal Location:

(Street address and nearest cross street or intersection) Provide a legal description if available. ✓

Please attach an 8 ½ x 11' vicinity map that accurately locates the proposal site.

1019 and 1035 103rd Avenue NE, Bellevue, Washington

The site is located on the west side of 103rd Avenue NE just north of NE 10th Street

See attached Vicinity Map & Legal Description

Received
MAY 29 2013
Permit Processing

Give an accurate, brief description of the proposal's scope and nature:

1. General description: The proposed project is a multi-family development with 175 units, and a multiple level, semi, and sub-grade parking structure. ✓
2. Acreage of site: .786 acres ✓ *34,223 sq ft* ✓
3. Number of dwelling units/buildings to be demolished: no units / two buildings ✓
4. Number of dwelling units/buildings to be constructed: 175 units / one building ✓
5. Square footage of buildings to be demolished: Approx. 20,000 s.f. ✓
6. Square footage of building to be constructed: Approx. 201,700 s.f. (including parking) ✓
7. Quantity of earth movement (in cubic yards): Approx. 30,000 cubic yards ✓
8. Proposed land use: Multi-family residential ✓
9. Design features, including building height, number of stories and proposed exterior materials:

AN

The proposed project is a 6-story building over a subterranean and semi-subterranean parking structure. 70 ft is the height to the main roof surface from the average grade plane with the stair and elevator penthouses extending 20' above the roof surface.

finish
Parking for 100 vehicles

The layout of the building is a "C" configuration with a western facing courtyard. The building has living units on both sides of a common corridor. This layout allows all of the units to have a direct connection to the exterior for natural light and ventilation.

Building exterior materials will include metal, cementitious panels and wood composite panel, exposed cast in-place concrete, metal railing, vinyl windows and aluminum storefront windows in selected locations.

10. Other:

Estimated date of completion of the proposal or timing of phasing: ✓

Design Review Approved: *Oct.* November 2013 *m*
Building permit submittal: October 2013
Start construction: March 2014

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. ✓

Not at this time.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A geotechnical report by PanGeo Inc. dated March 2013 including soil borings is included with the design review submittal. The report is available for review at the City of Bellevue. ✓

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known. ✓

None known.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Design Review (LD Permit) ✓
Clearing & Grading Permit (GD)
ROW Permit (TF)
Demo Permit (BE)
UDEA Permit (UE)
Smoke Control &

major construction permits

Boundary Line Adjustment (LW)
Parking Garage and podium building permit (BB)
Residential Building Permit (BB Permit)
Electrical/Fire Alarm, Mechanical and Plumbing Permits

Please provide one or more of the following exhibits, if applicable to your proposal. ✓
(Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map
- ☒ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan
- ☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: ☐ Flat ☐ Rolling ☐ Steep slopes ☐ Mountains
☒ Other ✓

The majority of the site is flat but slopes downward to the north, so there is about
±10 feet in elevation change *ht. pt. on s. prop. line*

- b. What is the steepest slope on the site (approximate percent slope)? ✓

Approximately 33%

- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

dated March 2013 ✓
According to Geotechnical Report performed by PanGeo Inc., the site is underlain by Vashon Glacial Till soils consisting of dense to very dense silty sand with some gravel (glacial till) deposits. On the surface ranging down to about seven

92

feet deep, there is existing fill (likely associated with the previous development).
There is no prime farm land.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. ✓

No.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. ✓

Approximately 30,000 cubic yards of excavation will be generated for the purpose of constructing underground parking for the proposed development. ✓

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. ✓

Soil erosion could occur from site during clearing and grading activity, but would be mitigated through standard construction practices.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

About 99%.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Silt fencing will be installed along the perimeter. Erosion will be likely limited to construction entrances. To reduce possible erosion, construction entrances will be provided with the necessary erosion control measures as required by the city of Bellevue.

A construction storm water pollution prevention plan has been submitted with the design review application materials.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. ✓

During construction, dust and construction equipment emissions could occur. Post construction, only normal residential emissions would occur.

Construction dust
suppression measures
per BCC 23.76

Erosion control per
CCG inspection
BCC 23.76

new bldg will have
landscaped areas
over garage & along
street.

BCC 23.76
erosion &
sediment
control

renew
req'd for
GB (clear
and grade
permit)

- b. Are there any off-site sources of emissions or odor that may affect your proposal? ✓
If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

The site will be watered down as necessary to control dust. A number of building and construction products that utilize low- or non-VOC emitting compositions to reduce emissions will be considered.

BCC 23. 76

3. Water

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. ✓

No.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. ✓

No.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source fill material. ✓

None.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. ✓

No.

- (5) Does that proposal lie within a 100-year floodplain? If so, note location on the site plan. ✓

No.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. ✓

No.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

According to the PanGeo Inc. geotechnical report some perched ground water was inferred, so some temporary dewatering may be necessary (if required, it is expected to be less than 10 gpm). *dated March 2013* *BCC 23-70*

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. ✓

No waste material will be discharged into the ground.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, of any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. ✓ *existing storm system*

Storm water runoff source will be limited to rain that falls directly on the site. Runoff from the site will be storm water only. This storm water runoff will be collected in roof and courtyard drains and discharged into the existing storm system to the west of the site.

- (2) Could waste materials enter ground or surface waters? If so, generally describe. ✓

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

See answer to c.(1) above.

4. Plants

*Per Utilities Code
BCC 24.06 - storm
and surface water*

a. Check or circle types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

All vegetation will be removed.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping will be provided in accordance with the city of Bellevue regulations and codes.

✓
no tree retention requirements in
DNTH. Trees on prop. line - not
approp. location. New st. trees
reg'd per LUC 20.25A. New
trees also on podium
courtyard & rooftop
✓
WC 20.20-520
20.25A

5. Animals

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site: ✓

- ☒ Birds: hawk, heron, eagle, songbirds, other:
- ☐ Mammals: deer, bear, elk, beaver, other:
- ☐ Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site. ✓

None known.

- c. Is the site part of a migration route? If so, explain. ✓

None known.

- d. Proposed measures to preserve or enhance wildlife, if any: ✓

None.

*new
vegetation
and street
trees*

*Pacific Flyway ✓
which encompasses
entire Puget Sound region
down town side.*

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc. ✓

Electricity to the project will be provided from Puget Sound Energy. The project will consist of electrical cooking, heating, lighting, air-conditioning, and other residential uses throughout the building. Natural gas will provide centralized hot water.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. ✓

Adjacent properties currently do not utilize solar energy strategies. The proposed project will partially shade some adjacent buildings towards the east and west although all adjacent properties as well as the proposed project have excellent southern exposure.

*1-2 story
older bldgs*

*bldgs to east -
black wall*

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any: ✓

The residential units in the building will include high-efficiency appliances, programmable thermostats and light fixtures. Occupancy sensors on common area lights, LED exit signs, and VFDs for garage exhaust fans will be included in the design. Roof, wall, floor, and slab edge insulation, and quality windows and exterior doors will be utilized as energy conservation features. "Low Flow" water fixtures will be proposed.

7. Environmental Health

- ✓
- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Some new building materials may emit off gassing such as formaldehyde or other similar chemicals commonly found in building and construction products. No concentrations are anticipated higher than normal for construction activity of this kind.

- ✓
- (1) Describe special emergency services that might be required.

No special services are anticipated.

- ✓
- (2) Proposed measures to reduce or control environmental health hazards, if any.

None

b. Noise

- ✓
- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Minor traffic noise may impact the project along 103rd Ave NE and NE 10th Street.

- ✓
- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise would include construction conducted in accordance with Washington State Department of Ecology and City of Bellevue noise regulations. Long-term noise would include the normal anticipated noise levels from a multi-family development.

- ✓
- (3) Proposed measures to reduce or control noise impacts, if any:

The project will comply with Washington State Department of Ecology and City of Bellevue noise regulations.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Light Industrial and warehouse.

one-story
+ surface
parking.
no sidewalks

C & G code
BCC 23.76
DOE chapters
in W.A.C.

Construction
Noise regulation
per BCC 9.18

BCC 9.10

b. Has the site been used for agriculture? If so, describe. ✓

No

c. Describe any structures on the site. ✓

Two one-story commercial buildings.

d. Will any structures be demolished? If so, what? ✓

The existing buildings will be demolished and the entire site is to be cleared for the new construction.

e. What is the current zoning classification of the site? ✓

DNTN-MU Perimeter sub-district 'B'

f. What is the current comprehensive plan designation of the site? ✓

Northwest Village District.
Downtown Subarea.

g. If applicable, what is the current shoreline master program designation of the site? ✓

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify? ✓

No

i. Approximately how many people would reside or work in the completed project? ✓

Approximately 250 people

j. Approximately how many people would the completed project displace? ✓

None, since there are no residences on site.

k. Proposed measures to avoid or reduce displacement impacts, if any: ✓

None at this time.

42

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed project matches existing and proposed land use patterns. The proposed use is permitted by right in the DNTN-MU zone and complies with the Perimeter district development standards.

Design Review
✓ for compliance w/
all applicable
land use codes
WC 20.25A
dimensional
requirements

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

175 market rate apartment units will be provided. There are no low income units provided.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None. No units are available on current site.

- c. Proposed measures to reduce or control housing impacts, if any:

None, because there is no existing housing on site.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

70 ft is the height to the main roof surface from the average grade plane with the stair and elevator penthouses extending 20' above the roof surface. Principal exterior materials to include: metal panels, integral color cementitious panel siding and wood composite panel siding.

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Modulated massing will mitigate the bulk of the building on pedestrians and adjacent buildings. High quality cladding materials and landscaping will further provide an aesthetically pleasing project.

✓ adjacent properties
✓ 1-2 stories
✓ "flat" land

WC does not
protect views.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The residential units, ground level entry areas, and upper roof deck area will produce light at night. There will also be some exterior lighting to enhance the exterior landscaping and pathways. This will result in minimal glare. It is not anticipated that the light or glare created by the project will be inconsistent with similar apartment buildings or other projects of this scale.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The level of light or glare created by the project is not anticipated to create a safety hazard or to interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

City of Bellevue street lights and light from nearby buildings will produce some levels of light or glare that may affect the project.

- d. Proposed measures to reduce or control light or glare impacts, if any:

Exterior lighting associated with the project will be shielded to limit glare affecting adjacent properties.

✓
Light and Glare -
Loc 20.25A. 522
w/ off shields, etc.
✓

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? ✓

Bellevue Library and Robert E. McCormick Park are approximately ¼ mile away.

Downtown Park is approximately ½ a mile from the site and is the largest nearby recreational space.

- b. Would the proposed project displace any existing recreational uses? If so, describe. ✓

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

SN

✓
The project will include landscaped exterior courtyards, a roof deck/amenity area, and BBQ's which will provide residents and their guests with views and space for leisurely outdoor activities as well as views towards downtown Bellevue and the Cascade Mountains. A fitness room and club room are included as a part of the proposed project.

13. Historic and Cultural Preservation

- ✓
a. Are there any places or object listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

- ✓
b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None known.

- ✓
c. Proposed measures to reduce or control impacts, if any:

Not applicable.

14. Transportation

- ✓
a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The project is adjacent to 103rd Ave NE. Access to the project will be from NE 103rd Street and 103rd Ave NE to a parking structure.

103rd Ave NE
dead end
street

- ✓
b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, a bus stop is available at the south east corner of NE 103rd Street and 102nd Ave NE, about one block away.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

180
175 spaces will be provided. All existing private parking spaces currently on site (approximately 15) will be eliminated. No public parking spaces are being eliminated.

Title 14 -
Transportation
Code - 22.16
addresses
Trans. Improve.
program

no parking
currently on
street (W. side
103rd).
condition to remain

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). ✓

No new roads are required but improvements will be performed on 103rd Ave NE if required.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. ✓

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Vehicular trips are estimated to be approximately 922 daily trips. Peak volumes would occur during the weekday PM peak hour. A traffic study by Transpo Group will be submitted.

- g. Proposed measures to reduce or control transportation impacts, if any:

The project is within walk-able distance to many shops, restaurants and services including Quality Food Centers, Bartell Drugs, Starbucks, and the Bellevue Mall about 1 block away. Several bus lines serve the vicinity of the site also. The site ranks as a "Walker's Paradise" on Walkscore.com.

Available transit use combined with available means of alternate transportation should help to reduce vehicular transportation impacts as well as the proximity to nearby jobs and office space.

Concurrence test
run by COB.
Cert of
Concurrence
issued -
dated
10/10/2013

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. ✓

There will be increased demand for police and fire protection, typical of a multi-family development. Any impact on local schools should be very minimal.

- b. Proposed measures to reduce or control direct impacts on public services, if any. ✓

Adequate lighting will be provided for safety, the building will be fully sprinkled, and a building security system will be used.

16. Utilities

24

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. ✓

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. ✓

Electricity and natural gas (PSE), water and sanitary sewer (City of Bellevue), telephone (Century Link), cable (Comcast) and refuse service (City of Bellevue). New water, storm drainage, sanitary sewer, electric, natural gas, telephone, and cable connections for the utilities in the right-of-way will be required.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature

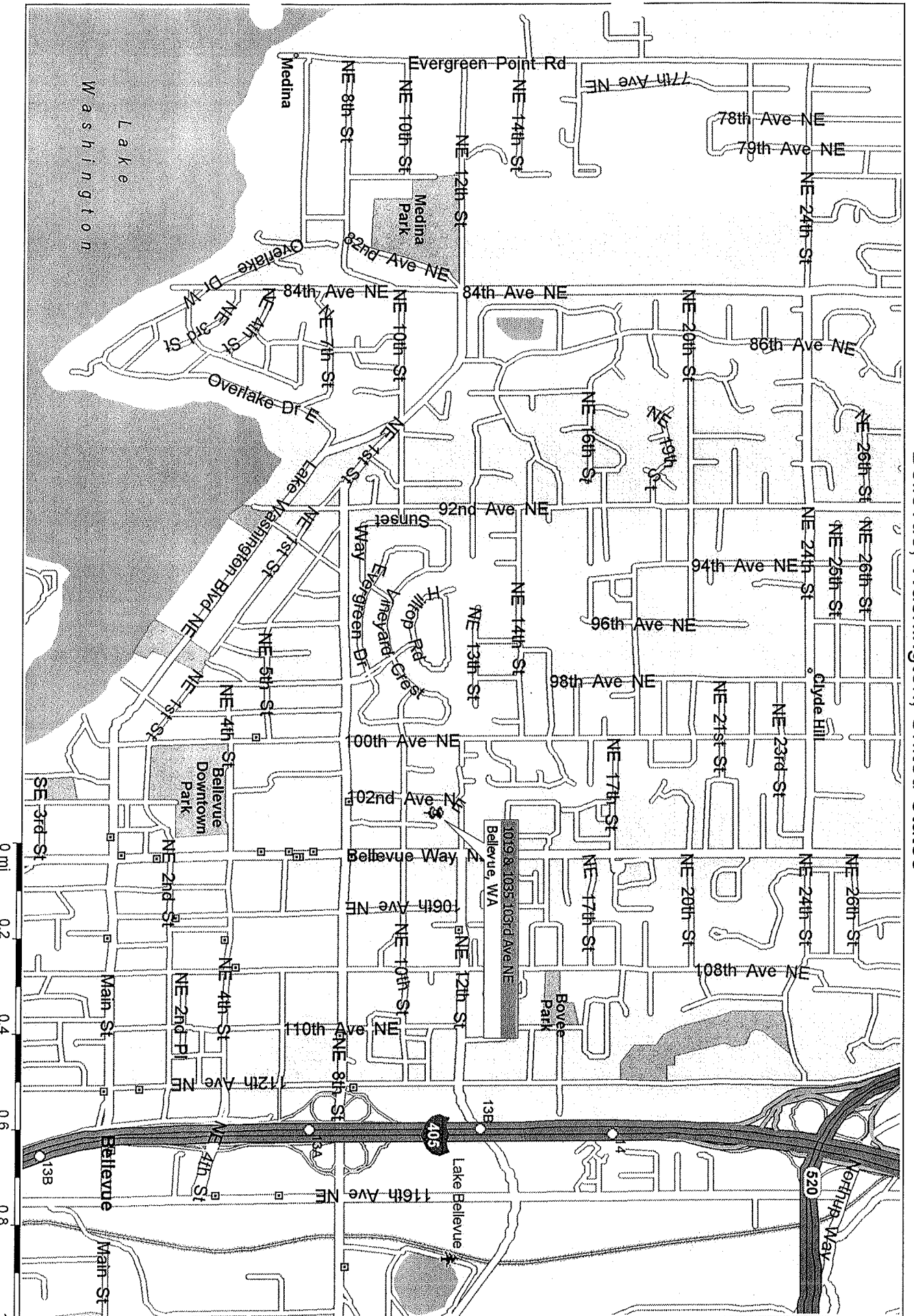


Date Submitted

5/28/2013



Bellevue, Washington, United States



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LEGAL DESCRIPTION

THE NORTH 100 FEET OF THE SOUTH 389.50 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 25 FEET THEREOF.

(BEING KNOWN AS LOT 3, BLOCK 3, MOUNTAIN VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF, EXCEPT THE SOUTH 21.50 FEET THEREOF).

AND

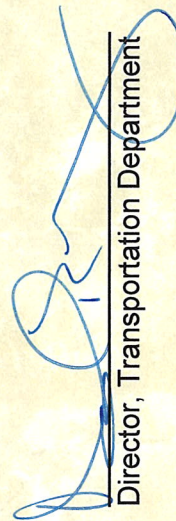
THE NORTH 143.00 FEET OF THE SOUTH 289.50 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 25.00 FEET THEREOF;

(ALSO KNOWN AS TRACT 2 AND THE SOUTH 21.50 FEET OF TRACT 3 IN BLOCK 3, MOUNTAIN VIEW TRACTS, AN UNRECORDED PLAT).

CERTIFICATE OF CONCURRENCY

103RD AVENUE NE APARTMENTS

This certificate documents the Transportation Department Director's decision that the development project at 1019 103rd Avenue NE (Design Review File No. 13-115778 LD) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 78 net new p.m. peak hour trips to that project, subject to Process II appeal of either the concurrency determination or the Design Review decision. This reservation will expire one year from the land use decision date unless a complete building permit application is filed prior to that date (BCC 14.10.040F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of that application (BCC 23.05.090H). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100E).



Director, Transportation Department

10/10/13


Date

Certificate No. 79



Attachment D



				REAL ESTATE/EASEMENT		PERMIT	
				N/A		BELLEVUE	
3				FUNCTION		CONTACT	
2				PROJECT MGR		G. LINDNER	
1				ENGR - POWER		(425) 956-7769	
REV#				DATE		BY	
COUNTY				Emser Sect		Gas Wk Ctr	
KING				N/A		N/A	
1/4 SEC				OP MAP		PLAT MAP	
U-MAP NO (POWER)				OH CKT MAP		UG CKT MAP	
				N/A		N/A	
				CIRCUIT NO			
				ENGR - GAS		N/A	
				DRAWN BY		G. LINDNER	
				CHECKED BY		G. LINDNER	
				APPROVED BY			
				FOREMAN #1			
				FOREMAN #2			
				MAPPING			
JOINT FACILITIES ARRANGEMENTS							
UTILITIES		N/A		N/A		N/A	
CONTACT		N/A		N/A		N/A	
PHONE#		N/A		N/A		N/A	
				103RD AVE APARTMENTS RELOCATION OF EXISTING PSE FACILITIES 1019 & 1035 103RD AVE NE, BELLEVUE			
				INCIDENT		MAOP	
				N/A		N/A	
				Gas Order		Elect Order	
				N/A		105073396	
				SCALE		PAGE	
				N/A		1/1	